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BY Improvement Trust

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City of Bombay Improvement Trust.

ADMINISTRATION REPORT

FOR THE

YEAR ENDING 31*st MARCH* 1914.

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THE TIMES PRESS, BOMBAY—3209-14.

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City of Bombay Improvement Trust.

BOARD OF TRUSTEES.

As on 1st July 1914.

		Date of original appointment.
	Chairman.	
1.	The Hon'ble Mr. J. P. Orr, C.S.I., B.A., I.C.S., J.P.,	23rd April 1909.
	Ex-officio Trustees.	
2.	Lieut.-Col. F. A. Smith, General Officer Commanding Bombay District (Officiating)...	1st May 1914.
3.	A. H. A. Simcox, Esq., B.A., I.C.S., Collector of Bombay	13th April 1914.
4.	H. B. Clayton, Esq., M.A., I.C.S., J.P., Municipal Commissioner for the City of Bombay	20th November 1913.
	Elected by the Corporation.	
5.	Sir Bhalchandra Krishna Bhatawadekar, Kt., L.M., J.P....	9th November 1898.
6.	Dinsha Edulji Wacha, Esq., J.P.	9th November 1898.
7.	The Hon'ble Sir Ibrahim Rahimtoola, Kt., C.I.E., J.P.	9th November 1898.
8.	Nowroji Jehangir Gamudia, Esq., J.P.	29th April 1907.
	Elected by the Chamber of Commerce.	
9.	A. C. Rumboll, Esq., J.P.	20th April 1914.
	Elected by the Port Trustees.	
10.	The Hon'ble Sir Frederick L. Sprott, Kt., J.P. ...	28th April 1910.
	Elected by the Millowners' Association.	
11.	Sir Sassoon David, Bart., J.P.	9th November 1898.
	Nominated by Government.	
12.	Sir Vithaldas D. Thackersey, Kt., J.P.	22nd September 1909.
13.	A. M. Tod, Esq., J.P.	1st April 1910.
14.	A. H. Whyte, Esq., J.P.	1st April 1913.

City of Bombay Improvement Trust.

PRINCIPAL OFFICERS OF THE BOARD

AS ON 1ST JULY 1914.

Engineering Staff.

	Date of original appointment.
J. F. Watson, Esq., B.E., A.M.Inst.C.E., J.P., Trust Engineer...	4th September 1903.
F. G. B. Hawkins, Esq., A.R.I.B.A., Trust Architect ...	6th May 1911.
N. D. Katrak, Esq., L.C.E., Assistant Engineer	14th April 1903.
S. D. Prabhawalker, Esq., L.C.E., Sub-Engineer	1st February 1906.

Land Manager's Department.

M. S. Bharucha, Esq., L.C.E., Land Manager	1st August 1901.
R. H. A. Delves, Esq., F.S.I., J.P., Deputy Land Manager...	3rd December 1903.
J. T. Burge, Esq., F.S.I., 1st Assistant Land Manager ...	1st November 1912.
H. P. Matbar, Esq., L.C.E., 2nd Assistant Land Manager...	1st October 1901.
D. J. Samson, Esq., L.C.E., 3rd Assistant Land Manager ...	9th November 1898.

Medical Officer.

Dr. A. P. Cama, L.M. & S., J. P.	18th May 1900.

Secretary and Chief Accountant.

C. M. Correa, Esq., B.A.	22nd January 1913

City of Bombay Improvement Trust.

ADMINISTRATION REPORT, 1913-1914.

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LIBRARY OF THE BOMBAY BRANCH OF THE ROYAL ASIATIC SOCIETY

City of Bombay Improvement Trust.

Annual Report for 1913-14.

Introductory.

1. The year 1913-14 was the fifteenth complete year of the Trust's existence and marked the close of the period of 15 years during which under section 75 (1) of the City of Bombay Improvement Act the cost of management was chargeable to the Capital Account; from 1914-15 onwards the Revenue Account has to share this burden.

Financial Forecast.

During the year the Chairman's third financial forecast was issued, the first and second having been issued in 1908 and 1910 respectively. The 1910 forecast showed that the Trust had a margin of 16 lakhs only for expansion of their programme; but in subsequent years there was an improvement in the Trust's revenue and in the financial clauses of the Act, additional assistance being received both from Government and the Municipality, so that in spite of important additions to the Trust's sanctioned programme the 1913 forecast showed that the margin for expansion had increased to 95 lakhs. Inasmuch as the whole of this sum was required for completion of the Eastern Avenue, it was still necessary that the Trust should be provided with further funds for direct expenditure on improvement schemes. To this end a Bill was introduced into the Bombay Legislative Council on 16th December 1913 providing for the levy of a surtax in stamp duty on conveyances of property in Bombay and for the payment of the nett proceeds to the Trust. The Corporation however protested against the raising of the necessary funds at the expense of the property owners of Bombay and suggested, as they and the Trust had already suggested in 1911, that an export duty on bales of cotton exported from Bombay should be levied instead. Government announced at the March meeting of the Legislative Council that the Bill would be held over pending consideration of this suggestion.

Statistics of Trust's work to date.

2. The usual appendices giving a synopsis of the Trust's work up to date under different heads are appended to this report. They are summarised below:—

*Land 3½
Works 20½
Management and Establishment 5
29

†Land 422
Works 56½
Management and Establishment 47½
526

Appendix **A**.—A synopsis of the Trust's Capital Account transactions, showing how 555 lakhs have been spent on the City, *viz.*, 29 * on the development of building estates on certain Government and Municipal lands temporarily vested in the Trust and 526 † on the acquisition and development of the Trust's own estates.

Appendix **B**.—A synopsis of the Trust's General Account transactions, showing how the burden of interest and sinking fund charges to date (166 lakhs) on the capital (493 lakhs) borrowed by the Trust has been distributed between Government (12 per cent.), the Municipality (35 per cent.), and the Trust (53 per cent.), and how the nett contribution (78$\frac{1}{8}$ lakhs) received by the Trust from Government and the Municipality towards these charges amounts to only Rs. 40$\frac{1}{2}$ lakhs more than the capital the Trust have sunk in the Government and Municipal lands which are temporarily vested in the Trust. In a supplementary statement, Appendix **B-4**, the Municipality's actual contributions to the Trust under section 72 are compared year by year with the maximum contemplated by that section; they fall short of the maximum by 45 lakhs.

Appendix **C**.—A statement showing year by year the loans raised by the Trust with the interest paid on each loan and the sinking fund accumulated to date. Totals:—Rs. 493 lakhs raised; Rs. 19$\frac{3}{4}$ lakhs paid per annum as interest; Rs. 20$\frac{1}{4}$ lakhs accumulated in the sinking fund.

Appendix **D**.—A list of Trust estates as at the end of 1913-14 showing how far they have been developed. Total developed area 14·2 lakhs square yards, valued at Rs. 326$\frac{1}{4}$ lakhs; undeveloped area 54·3 lakhs square yards, acquired at a cost of Rs. 212·4 lakhs. Two statements comparing the Government and Municipal lands vested in the Trust with the original grants under Schedules **C** and **D** are also appended.

Appendix **E**.—A list of the schemes undertaken by the Board showing the area and cost involved in each, the progress made in 1913-14, the further work to be done and the estimated cost thereof; aggregate estimated cost 785 lakhs, of which 509$\frac{1}{4}$ lakhs had been spent to end of 1913-14.

Appendix **F**.—A tabular statement showing the area acquired in each scheme with cost of acquisition and estimate of future cost. Total 44 lakhs square yards acquired for Rs. 416 lakhs; 6$\frac{1}{2}$ lakhs square yards yet to be acquired at a probable cost of Rs. 160$\frac{1}{8}$ lakhs.

Appendix **G**.—A tabular statement showing the progress made in leasing building sites on the Trust's developed

estates. Total 626 sites leased at annual rentals aggregating a little over 10½ lakhs, leaving 268 with rentals aggregating 2¾ lakhs yet to be leased.

Appendix **H**.—A list of Police Accommodation Schemes undertaken by the Trust, showing that in 7 completed schemes accommodation for 21 officers and 392 men with their families and 19 horses has been provided on sites aggregating 20,118 square yards in area, at a cost of Rs. 11,82,523, on which Government have to pay the Trust Rs. 55,310 as annual rent.

Appendix **I**.—A list of chawls constructed for the poorer and working classes by the Trust, showing that in 50 completed chawls accommodation for 14,935 adults has been provided on sites aggregating 67,171 square yards in area at a capital cost of Rs. 34,55,199. Annual rents (from Rs. 3-4 to Rs. 5 per room per month) aggregating Rs. 2·3 lakhs per annum; capital cost per adult accommodated Rs. 231.

Appendix **J**.—A list of roads constructed by the Trust. Total 92 roads aggregating 12·8 miles in length and 316,569 square yards in area handed over to the Municipality, including 14,495 square yards handed over in 1913-14; others complete and incomplete aggregating 1·5 miles in length and 122,532 square yards in area, yet to be handed over; cost of roads to date 88½ lakhs for acquisition and Rs. 21 lakhs for construction: total Rs. 109½ lakhs.

ACQUISITION.

Acquisition of Land.
(a) Collectors' cases.

3. There were two Special Collectors Messrs. J. D. Framji, Bar.-at-Law, and G. S. Hardy, I.C.S., engaged in acquiring land for the Trust under the Land Acquisition Act up to 31st January 1914 when Mr. Hardy was transferred.

Including the balance of 597 cases opened but not concluded by the close of the year 1912-13, 877 land acquisition cases came before the Special Collectors during the year 1913-14, and of these 389 remained undisposed of at the end of the year. In the 488 cases disposed of, awards amounting to Rs. 58,17,009 were made for land aggregating 359,352 square yards, an average of Rs. 16·19 per square yard. The Special Collectors and their establishment cost the Trust Rs. 50,382.

The area acquired was about 56 per cent. of the total area to be acquired and was mostly acquired in settlement cases in Schemes 5, 6, 32 and 37. Details are given scheme by scheme in Appendix **K**.

The distribution between cases settled and cases fought out was as follows :—

Settled amicably.			Fought out.			Total.		
No. of Cases.	Area.	Amount.	No. of Cases.	Area.	Amount.	No. of Cases.	Area.	Amount.
	Sq. yds.	Rs.		Sq. yds.	Rs.		Sq. yds.	Rs.
369	2,60,631	53,48,519	119	98,721	4,68,490	488	3,59,352	58,17,009

Over three-fourths of the cases, including almost all the important ones, absorbing about 92 per cent. of the total amount awarded, were settled.

Both the total amount (Rs. 58,17,009) awarded by the Special Collector and the amount awarded in cases settled amicably (Rs. 53,48,519) easily constituted records, the previous best being Rs. 51,95,002 total awarded in 1907-08 and Rs. 31,56,082 awarded in settled cases in 1908-09.

Most of the settlements especially those in Schemes 32 and 37 involved very long negotiations and were only completed after much evidence had been taken by the Collectors. As noted in the report for 1912-13 much of the work for these settlements had been done in that year. The owners' readiness to come to settlements still continues, and the work in connection with many of the settlements now being effected in 1914-15 was done in 1913-14. The way in which the settlement work has been carried out reflects much credit on the Land Manager and his Assistants.

The principal cases heard by the Special Collectors in the year are set out in the appended table, and the points of dispute in the more contentious of these cases are fully set out in Appendix **L**.

Principal cases awarded by the Special Collectors.

Serial No.	Scheme No.	Case No.	Date on which Case opened.	Date on which Award made.	Owner's name.	Area.	Original and subsequent claim.	Trust's valuation.	Collector's award.	Remarks.
						Sq. yds.	Rs.	Rs.	Rs.	
1	Scheme 5—Dadar Matunga Scheme.	259	8th November 1907.	31st May 1913 ...	Bai Vajbai, widow of Mr. Shamji Mulji.	12,025	No claim put in before settlement.	*30,000	30,000	Settled.
2	Scheme 29—Nowroji Hill Improvement Scheme.	387	13th June 1912 ...	6th May 1913 ...	Bai Aimai Jalbhai Sett and others.	2,579	1,75,442	1,07,292	1,07,280	Do.
3	Scheme 31—Parel Street Scheme.	33	7th January 1909...	25th July 1913 ...	Messrs. Haji Habib Haji Karim and Kassambhoy Haji Essak.	545	1,21,197	54,000	54,000	Do.
4	Scheme 32—East Agripada Improvement Scheme.	1	3rd February 1913 .	24th September 1913	Mr. Abdul Rahiman Ebrahim Fitwalla.	2,394	73,618	31,133	34,154	Fought out. Referred to the Tribunal.
5	Do. ...	49	28th April 1913 ...	14th October 1913...	Raja Bahadur Shivlal Motilal.	19,635	3,38,203	88,126	88,126	Do.
6	Do. ...	45	1st April 1913 ...	4th February 1914...	Rustomji Behramji Jijeebhoy Esq., J.P.	47,850	5,64,326	3,47,100	3,53,500	Settled.
7	Do. ...	204	15th October 1913...	Do. ...	Bai Amibai, widow and administratrix of Mr. Esmail Haji Esak.	6,233	1,95,399	49,655	49,855	Fought out. Referred to the Tribunal.
8	Do. ...	54	20th May 1913 ...	9th February 1914...	Mr. Sheriarji Rustomji Mistri	3,205	85,760	53,151	53,151	Do.
9	Do. ...	44	11th March 1913 ...	5th March 1914 ..	The Municipal Commissioner for the City of Bombay.	16,660	1,83,280	1,08,353	1,08,353	Settled.

Principal cases awarded by the Special Collectors—*contd.*

Serial No.	Scheme No.	Case No.	Date on which		Owner's name.	Area.	Original and subsequent claim.	Trust's valuation.	Collector's award.	Remarks.
			Case opened.	Award made.						
						Sq. yds.	Rs.	Rs.	Rs.	
10	Scheme 37.—Sydenham Road Scheme.	203 204	22nd August 1912.	9th April 1913 ...	Mr. Suleman Cassam Haji Mitha.	484	1,70,094	1,21,154	1,21,500	Settled.
11	Do. ...	223	7th August 1912 ...	14th April 1913 ...	Messrs. Mahamedali Jivaji and Co.	267	1,04,339	80,456	81,500	Do.
12	Do. ...	224	Do. ...	2nd May 1913 ...	„ Esmail Umerji and others, Trustees of the Chakla Masjid of Esmail Musaji.	181	76,495	54,696	55,000	Do.
13	Do. ...	241	23rd July 1912 ...	23rd July 1913 ...	Mr. Mahomed Miya Haji Ahmed Khandwani.	1,077	2,19,400	1,51,953	1,52,000	Do.
14	Do. ...	237 245 246 249 251	Do. ...	28th July 1913 ...	Mr. Haji Ahmed Haji Hasham Dada.	1,535	No claim put in before settlement	2,75,704	2,75,000	Do
15	Do. ...	2	4th March 1912 ...	6th August 1913 ...	Mr. Sally Mahomed Haji Ahmed Nurani and others.	386	Do.	1,05,829	1,05,800	Do.

Principal cases awarded by the Special Collectors—*concld.*

Serial No.	Scheme No.	Case No.	Date on which		Owner's name.	Area.	Original and subsequent claim.	Trust's valuation.	Collector's award.	Remarks.
			Case opened.	Award made.						
						Sq. yds.	Rs.	Rs.	Rs.	
16	Scheme 37—Sydenham Road Scheme.	192	6th September 1912.	22nd August 1913 ...	Messrs. Lalji and Jadhawji Doongersi.	121	47,074	37,970	37,600	Settled.
17	Do. ...	103	13th May 1912 ...	2nd September 1913.	Mr. Moonshi Mahomed Hassam Mackla and others.	114	47,642	36,548	36,500	Do.
18	Do. ...	201 202 225	31st August 1912 ...	5th September 1913.	Mr. Noor Mahomed Beg Mahomed and others.	794	2,84,519	2,46,847	2,45,000	Do.
19	Do. ...	147	11th June 1912 ...	1st December 1913...	Mr. Noor Mahomed Beg Mahomed, Bai Aishabai, daughter of Beg Mahomed and others.	112	61,655	47,508	47,500	Do.
20	Do. ...	114	13th June 1912 ...	19th January 1914...	Khan Bahadur Haji Abdul Rehman Haji Mahomed Kadwani and others.	1,133	1,65,932	1,29,509	1,29,500	Do.
21	Do. ...	325 326 327	19th September 1913	10th February 1914.	Mr. Tayabali Adamji and Bai Javerbai, widow of Mr. Adamji Mahomedali.	621	No valuation put in.	1,27,762	1,30,000	Do.
22	Do. ...	199	31st August 1912 ...	2nd March 1914 ...	Mr. Abdul Rehman Tayab Haji Esa.	262	1,20,813	87,575	87,500	Do.

(b) Tribunal's Cases.

4. There were no references undisposed of at the close of 1912-13. During the year under review 24 references for revision of awards (exclusive of those for apportionment and those on technical and legal points) were referred by the Special Collector to the Tribunal of Appeal in 1913-14. The particulars of the 4 cases disposed of are detailed in the following statement :—

Serial No.	Scheme No.	Case No.	Owner's claim before the Collector.	Trust valuation.	Special Collector's award.	Tribunal's award.	No. of hearings before the Tribunal.	Remarks.
			Rs.	Rs.	Rs.	Rs.		
1	5	261 V	No claim made.	3,421	3,458	...	1	Dismissed on account of non-appearance.
2	5	398	13,920	4,004	4,038	...	1	Withdrawn by consent, each party bearing its own cost.
3	32	45A	...	1-0-0 nominal compensation.	1-0-0 nominal compensation.	...	1	Withdrawn, each party bearing its cost.
4	32	49	3,38,203 (2,28,122 & 1,94,786; claims before the Tribunal).	88,126	88,126	...	11	Preliminary judgment rejecting plotting scheme given. Judgment as to amount of award deferred.

Twenty other cases in Scheme 32, for which the owners' claim, the Trust valuations, and the Special Collectors' awards aggregated Rs. 5,31,357, 2,08,621 and 2,13,644, respectively, were referred to the Tribunal during the year, but as all these references were made at the end of the year they were not heard. Raja Bahadur Shivlal Motilal's Case No. 49, Scheme 32, took up a great deal of time and was still undisposed of at the close of the year. (*Vide* Appendix **L**, item **5**.)

The total cost of the Tribunal was Rs. 11,554 in 1913-14, while the Solicitors' bills in Tribunal Cases amounted to Rs. 276 only. The Trust had not to pay any costs to other parties.

(c) High Court Cases.

5. No appeals were filed in the High Court in 1913-14.

WORKS.

6. The chief Capital Account works on which the Engineer's staff was engaged during the year 1913-14 are given in the statement detailed below, the expenditure during the year being given against each item :— Works, General.

Item No.	Scheme. No.	Scheme. Name.	Nature of Work.	Outlay in 1913-14.
				Rs.
			Chawls and semi-permanent sheds under schemes.	
1	3	Sandhurst Road ...	Transfer of semi-permanent sheds from Charni Road to Chaupati.	9,989
2	31	Parel Street Scheme.	Erecting semi-permanent sheds for the displaced poor (126 rooms).	17,746
3	32	East Agripada ...	Erecting semi-permanent sheds for the displaced poor (115 rooms).	19,321
	32	Do. ...	Erecting shed for weavers	3,917
			Street Schemes.	
4	3	Sandhurst Road ...	Dongri Street and Elphinstone Bridge ...	8,561
5	5	Dadar-Matunga ...	Filling in	76,295
	5	Do.	Construction of roads	15,646
6	6	Sion-Matunga ...	Filling in	46,389
	6	Do. ...	Construction of roads	2,204
7	31	Parel Street Scheme.	Widening of Suparibag Road	10,007
8	31	Do. ...	Filling in hollows and low lying land	16,958
			Improvement Schemes.	
9	29	Nowroji Hill ...	Construction of roads	10,557
	29	Do. ...	Filling in	33,068
10	32	East Agripada ...	Construction of roads	8,269
	32	Do. ...	Filling in	7,451
			Improvement of vested Lands.	
11	32	Schedule "D" Land East Agripada.	Construction of road	12,578
	32	Do. ...	Filling in	29,461
			Miscellaneous.	
12	29	Nowroji Hill ...	Diversion of water main from Chinch Bunder Road.	27,969
			Total ...	3,56,386

In addition to the above works the sum of Rs. 1,02,825 was spent on General Account works. Out of this Rs. 35,965 were spent on repairs to acquired buildings, 799 buildings being repaired during the year. The other main items were Rs. 2,021 for laying 5″ main in Scheme 29; Rs. 7,418 on maintenance of Trust gardens; Rs. 11,887 for repairs to Trust chawls; Rs. 16,835 for maintenance of streets; Rs. 4,552 on Trust office, and Rs. 20,309 on tools and plant.

CHIEF WORKS IN SCHEMES.

Works in Schemes:

Scheme 3, Sandhurst Road.

7. In Scheme 3 a considerable area of footpaths in front of completed buildings has been paved and in the section between Dongri Street and Elphinstone Bridge the site of the road has been cleared and the storm-water drain and sewer have been practically completed. It is hoped to take in hand the completion of the road surface and open this section to traffic during the year 1914-15; this work however cannot be started until the quarry is worked back to some distance from the road line so as to avoid danger to the public and damage to the completed road surface from quarrying operations.

Scheme 5, Dadar-Matunga.

Scheme 5.—Filling by the contractor has been pushed on, and although the progress was not as fast as could be desired still it was better than in the preceding year; this is due to the purchase of extra rolling stock in the shape of a locomotive and 27 trucks. It was found necessary to ask the Municipality to lower the new main which they are laying for the duplication of the Tansa supply so that the Trust could get their drains and sewers over the top of the main. In order to prevent delay to the Municipal work it was arranged that the Trust should carry out the extra excavation for the Municipality. It will be necessary to lower the existing Tansa and Vehar mains in Vincent Road for the same reason, and arrangements have been made with the Water Department that this shall be done later on when the duplication is in working order so that the public may not be inconvenienced.

The formation of the 60′ road running south-east from King's Circle was made and the road side trees planted, the intention being that this road should be used by the Viceroy when laying the foundation stone of the Technical Institute.

Scheme 6, Sion-Matunga.

Scheme 6.—Filling and levelling with departmental labour was continued during the year and good progress made. The pipe sewer in part of the 60′ road from King's Circle to the level-crossing of the Mahim Chord was completed and 15 semi-permanent sheds provided for the displaced villagers. Tree plantation was proceeded with and the trees are doing well.

Scheme 7, Colaba Reclamation.

Scheme 7.—Owing to the inconvenience caused through the constant flooding of Cuffe Parade by the sea during the last monsoon it was decided while making the annual repairs to the sea wall to slightly alter the shape of the outside of this wall; this has been done with satisfactory results.

Scheme 29, Nowoji Hill.

Scheme 29.—The filling of the low lying ground in this scheme has been practically completed and the road work extended.

A commencement was made with the reinforced concrete chawls towards the end of the year and these are progressing satisfactorily. The reason for the late start was that owing to the necessity of shifting the Municipal 6″ and 18″ water mains in the old Chinch Bunder Road the site was not available until well on in the year. The shifting of these water mains was taken in hand by the Trust for the Municipality and it is gratifying to note that a saving of Rs. 10,000 has been made on the Municipality's original estimate of Rs. 33,035. This includes Rs. 5,000 realized from the sale of the old pipes removed.

Chawls at Chinch Bunder, Scheme 29.

Scheme 31.—The pipe sewer in Supari Baug Road has been completed with the exception of a small portion near the Morarji Goculdas Mill.

Scheme 31, Parel Street.

Ninety-one semi-permanent rooms were provided up to 1st April 1914 in the chawl compound of Supari Baug chawls; these are being filled up satisfactorily.

Filling in the northern portion of this scheme was pushed on and a sufficient width for the construction of the portion of King's Way in this scheme has been completed.

Scheme 32.—A large amount of filling was done in this scheme in 1913-14, all the schedule land having been filled, also Cases Nos. 44, 49 and a considerable part of Case No. 45—total over 55,000 square yards.

Scheme 32, East Agripada.

The pipe sewer and storm-water drain in Road No. III have been completed and a considerable length has been metalled and kerbed.

A semi-permanent camp containing 133 rooms to house the displaced people has been erected.

As regards repairs to acquired buildings it may be noted with satisfaction that no collapse has taken place during the year under report.

Acquired buildings.

GENERAL ADMINISTRATION.

8. During the year under report the only new scheme added to the Trust's Programme was the Undria Street Improvement Scheme, Scheme 41. In December 1912 the Trust applied for a special grant out of the large sum allotted by the Government of India for urban sanitation to enable them to undertake experimental measures in slum improvement in the shape of the partial demolition of insanitary houses, the object in view being to demonstrate how far slum improvement could be effected without the extensive acquisition and demolition hitherto resorted to and consequently with less loss, in less time, and with less disturbance to house-owners and their tenants. The special grant of 4 lakhs, which Government made to the Trust in response to this application, has enabled the Trust to undertake this experiment in a congested block of houses in Undria Street, Nagpada. In carrying out this scheme the Trust will generally abstain from acquiring any houses which they find susceptible of being readily brought into a reasonably sanitary condition, provided that the owners bind themselves to make the necessary structural alterations and to contribute towards the cost of acquiring and demolishing any buildings or parts of buildings which block out light and air from them. The Trust will, by structural alterations or other means, remove the sanitary defects of those

Changes in Trust Programme.

houses which it may be found necessary to acquire, and they will then resell such improved houses, instead of reselling vacant land as building sites, which is what is usually done under the existing practice of acquiring both houses and land and completely demolishing the former. The area selected is a small portion of the 2nd Nagpada section in respect of the whole of which (about 27·3 acres) a representation was made by the Municipal Commissioner in 1905. The total area included in the scheme is 7,210 square yards, or 1·5 acres. The scheme is estimated to involve an outlay of Rs. 10 lakhs and a nett loss of Rs. 5,17,400. It was notified on 5th June 1913, sanctioned by Government under Government Resolution, General Department, No. 1368 of 19th February 1914, and declared on 25th March 1914. Particulars of the scheme will be found in Appendix **M-1**.

The second alteration of Scheme 5, Dadar-Matunga Street Scheme, was notified on 25th September 1913, sanctioned by Government under Government Resolution, General Department, No. 2049, dated 14th March 1914, and declared on 7th May 1914. The altered scheme differs from the original in that certain areas, aggregating 47,143 square yards, are newly proposed for acquisition; while others, aggregating 4,205 square yards, originally proposed for acquisition, are excluded from the scheme. The cost of the scheme, as now altered, is Rs. 57·64 lakhs as against the original 48·50 lakhs. The increase under acquisition is 8·1 lakhs and is due to the inclusion of additional properties and to the rise in values since the original estimates were prepared. The increase in the cost of works is 1·04 lakhs.

The first alteration of Parel Street Scheme, Scheme 31, was notified on 29th May 1913, sanctioned by Government under Government Resolution, General Department, No. 6292 of 27th August 1913, and declared in October 1913. The Scheme was altered to allow for the acquisition of three plots of land, aggregating 154 square yards, and the exclusion from the scheme of two others, aggregating 738 square yards.

Poorer Classes Accommodation Schemes.

A Poorer Classes Accommodation scheme under section 32B of the amended Act, Scheme 42, for housing the employés of the Spring Mills at Sewree, was notified on 15th January 1914, and has been submitted to Government for approval since the close of the year under report.

Negotiations for another scheme for housing the employés of the Kohinoor Mills were commenced in November last and are still in progress.

Police Accommodation Schemes.

The Trust's Police Accommodation programme was slightly advanced during the year as follows :—

Parel Road Police Accommodation Scheme.

In September 1913 Government, in modification of their representation No. 1148 of 22nd February 1911, sent in a fresh representation to the Board stating that they approved of the site consisting of 4 plots, Nos. 34, 35, 81 and 82, Sandhurst Road (East) Estate, in lieu of the original site between the Parel and the Babula Tank Roads and withdrew from acquisition of the latter. In October the Board approved the new site and ordered the preparation of detailed plans and estimates for their sanction. These are now awaited from the Executive Engineer, Presidency.

In February last Government decided to erect Police Buildings, not in the compound of the Mazagaon Police Court, as originally intended, but on the site belonging to them upon which the Scottish Education Society's School at Byculla was formerly located and sent in a fresh representation under section 38 of the Act. The accommodation required is as under :— Mazagaon Police Accommodation Scheme.

Police station proper (including cells).
Quarters for 4 European Officers.
Quarters for 3 Indian Sub-Inspectors.
Quarters for 144 men.
A washing place with two rooms.

The Board have ordered the preparation of detailed plans and estimates for their sanction.

9. Government have from time to time been obliged to resume for public purposes portions of the Government land originally vested in the Trust for 99 years. These resumed areas aggregated over 8·63 lakhs square yards of the schedule value of Rs. 17·61 lakhs up to the beginning of 1913-14. Changes in Trust's Estates. Schedule C.

During the year under report the only resumption was that of 1,40,255 square yards of the schedule value of Rs. 4·21 lakhs out of the Parel Estate for the Bombay Bacteriological Laboratory. By the end of 1913-14 the Schedule C lands (Government land temporarily vested in the Trust) had thus been reduced from the original area of 30·4 lakhs of square yards to 20 lakhs, and their schedule value from Rs. 72·6 lakhs to Rs. 49·1 lakhs. Details of Schedule C land vesting in the Trust will be found in Statement A attached to Appendix **D-5**. Under the amended Act Government have to pay the Trust the value of the 1,40,255 square yards resumed during 1913-14. They paid an instalment of Rs. 3,70,000 in January 1914, and since the close of the year have paid a further sum of Rs. 3,31,275 to make up the present market value of the land at Rs. 5 per square yard.

Details of Schedule D (Municipal) lands vesting in the Trust, will be found in Appendix **D-5**, Statement B. By the beginning of 1913-14 these lands had been reduced by resumption from the original 7·5 lakhs of square yards valued at Rs. 18·4 lakhs to 7·25 lakhs of square yards valued at Rs. 17·1 lakhs. There were no changes during the year under report. Schedule D.

The net change in the Trust's Estates effected during the year is set out in the following figures of which full details will be found in Appendix **D-4** to this report and that for 1912-13 :—

—	—	As at the beginning of 1913-14.	As at the end of 1913-14.
	Developed Land.	Sq. yds. in thousands.	Sq. yds. in thousands.
Appendix D—4, Col. 5	Permanently leased	569	631
" " " 5	Chawl sites	70	70
" " " 9	Yet to be permanently leased ...	337	285
" " " 12, 13 & 14..	Remainder, roads, open spaces, &c ...	441	433
" " " 15	Total ...	1,417	1,419
" " " 7	Rent of permanently leased area ...	Rs. 9·69 lakhs	Rs. 10·52 lakhs
" " " 16	Area of undeveloped land in thousands of square yards	5,298	5,426
" " " 3	Cost of acquisition	Rs. 436 lakhs	Rs. 490·56 lakhs

Dishousing and Re-housing.

10. Upto the beginning of 1913-14, completion certificates had been issued for 288 buildings on the Trust estates (exclusive of Police chawls and Trust chawls) and taking into consideration the buildings which had been occupied with permission without completion certificates, the accommodation that was made available was as follows :—1,006 shops, 199 godowns, 1 shoeing forge, 1 sodawater factory, 1 rope factory, 1 tin-smith's shop, 1 iron foundry, 1 church, 4 theatres, 2 clubs, 3 associations, 2 schools, 1 hospital, 2 offices, 1 jamatkhana, 3 hotels, 4 garages, 1 coach house, 3 electric sub-stations, 3,597 tenements for families (1,804 of which were one room tenements, 582 two room tenements and 1,211 larger tenements) and 1,071 servants' quarters.

In 1913-14 certificates were granted for 28 new buildings and including the buildings for which permission to occupy was granted, the following new accommodation was made available in the year:—191 shops, 14 godowns, 1 sodawater factory, 1 temple, 1 club, 1 society building, 2 hospitals, 1 hotel, 1 hostel, 1 garage, 1 motor workshop, 3 electric sub-stations, 1 printing press, 1 lecture hall, 581 tenements for families (317 of which were one room tenements, 106 two room tenements and 158 larger tenements) and 9 servants' quarters.

Allowing 5 inhabitants per tenement and neglecting shops and other miscellaneous premises, it will be seen that accommodation has been provided on Trust Estates for 2,905 persons during the year. In addition 225 new rooms were made available in the Trust Chawls, providing accommodation for 675 persons. As against the total of 3,580 persons housed, the number dishoused on Trust Estates during the year was 2,740 only, being the population of 94 buildings that were demolished.

Long leases.

11. The plots leased up to the end of March 1913-14 aggregated 626 measuring 7,00,560 square yards valued at Rs. 265 lakhs with a present annual rental of Rs. 10,52,065 and an ultimate annual rental of Rs. 11,24,955. In 1913-14, 75 plots were agreed to be let on 99 or 999 years' leases, *viz.*:—

Agripada West	16
Chaupati West...	1
Princess Street...	12
Sandhurst Road	16
Gamdevi	9
Mandvi Koliwada	2
Central Agripada and Souter Street...	14
Mathew Road	4
Bhatwadi	1
	75

Of the Schedule C lands one plot containing an area of 140,255 square yards was resumed by Government and the sum to be paid to the Board in respect thereof has been fixed at Rs. 7,01,275. In Scheme 5 an area of 78,674 square yards was sold to the Trustees of the Victoria Jubilee Technical Institute for Rs. 3,54,033.

In Scheme 8 two plots measuring 1,044 square yards were sold to the Municipal Corporation for Rs. 78,210 as sites for primary schools; one plot on the Mathew Road Estate measuring 893 square yards was sold to Government for an excise station for Rs. 26,790. Two areas measuring 6,258 square yards in Scheme 6 were sold to the G. I. P. Railway for Rs. 7,201 and in Sankli Street Scheme a small area of 20·39 square yards was sold for Rs. 306. Including the land resumed by Government the total area sold amounted to 2,27,145 square yards having a capital value of Rs. 11,67,815. Taking 4 per cent. on this amount as the equivalent of the annual rent on leased plots the figures indicating progress in the disposal of the Board's lands in the year stand as follows :—

Analysis of Trust land transactions in 1913-14.

No.	Particulars.	No. of plots.	Area.	Capital value.	Annual rent.	Remarks.
			Sq. yds.	Rs.	Rs.	
I	Plots leased, *vide* Appendix G—2	75	63,662	21,41,200	85,648	
II	Land sold—					
	Schedule C, Parel... ...	1	1,40,255	7,01,275	28,051	
	Scheme—					
	5, Dadar-Matunga ...	1	78,674	3,54,033	14,161	At 4 per cent. on the value.
	6, Sion-Matunga ...	2	6,258·7	7,201	288	
	8, Mandvi-Koliwada ...	2	1,044	78,210	3,128·4	
	9, Sankli Street ...	1	20·3	306	12	
	27, Mathew Road ...	1	893	26,790	1,071·6	
III	Police accommodation... ...	...	...	...	...	
IV	Total plots disposed of ...	83	2,90,807	33,09,015	1,32,361	Re. 1 added for decimals omitted.
V	Plots disposed of in 1912-13 or earlier but relinquished to the Trust in 1913-14 ...	2	2,140	77,625	3,105	
VI	Net Plots disposed of in 1913-14	81	2,88,667	32,31,390	1,29,256	
	Corresponding figures for 1912-13	82	1,09,409	40,58,426	1,62,337	
	Corresponding figures for 1911-12	46	37,868	22,36,500	89,460	
	Corresponding figures for 1910-11	59	62,130	22,17,975	88,719	

In Appendix **G-1** are given the details of leasing to date on each estate and a detailed list of plots leased in 1913-14 with their areas, rentals, etc., is given in Appendix **G-2**.

The number of plots disposed of was well above normal and after deducting the two plots resumed during the year the net result is one short of the previous year. So far as area is concerned, the land disposed of is far above normal and is a record, but in point of value there was a drop of about Rs. 8 lakhs in capital value and Rs. 33,000 in rental value as compared with the exceptional year 1912-13.

A pleasing feature of the year's work was the disposal of sixteen plots on the West Agripada Estate having an area of over 18,000 square yards and producing a rent of over Rs. 6,500 per annum. On the adjoining estate known as the Central Agripada Estate, 14 plots having an area of 11,000 square yards and producing a rental of over Rs. 4,800 were also disposed of.

Good progress was also made on the Gamdevi Estate where about 9,400 square yards were disposed of.

The price per square yard realised for plots leased during the year was considerably less than during the preceding 2 years. Only seven plots realized over Rs. 100 per square yard, this being due to the fact that most of the valuable sites in Scheme 2 and Scheme 3 were disposed of in previous years. The average rate per square yard will continue to be low until the valuable lands in Schemes 37 and 29 are brought on the market.

The high price of building materials and the failure of several local banks considerably interfered with the disposal of the Board's lands.

The Board still have 268 plots aggregating 2,85,110 square yards available for leasing in developed estates. The annual rental of these is estimated at about Rs. 2,78,330.

Short Leases.

12. There were 517 acquired buildings in charge of the Trust at the commencement of the year, and 450 were acquired during the year ; out of these 94 were demolished during the year.

At the end of the year the Trust held 873 such buildings containing 9,879 tenements as shown below of the aggregate gross annual rental of Rs. 9,11,695 :—

One room.	Two rooms.	Others.	Shops.	Godowns.	Factories.
7,843	840	433	557	86	120

The rents realized from these buildings in 1913-14 aggregated to Rs. 6,30,066. The realization during the year from these and other temporary rents amounted to Rs. 9,05,369 which is compared with the corresponding figures of the previous two years below :—

—	1911-12.	1912-13.	1913-14.
	Rs.	Rs.	Rs.
Rents from acquired buildings	4,88,535	4,70,252	6,30,066
Rents from lands let for temporary structures, &c.	2,03,895	1,83,007	1,75,077
Rents from lands let for storing materials...	26,662	28,187	35,754
Rents from lands let for cultivation ...	60,004	71,108	64,472
Total ...	7,79,096	7,52,554	9,05,369

It will be seen from the preceding statement that on the whole the total temporary revenue during the year under review exceeded that of the preceding year by Rs. 1,52,815, due to acquisition of properties especially in Schemes 32 and 37. The decrease in revenue from lands let for temporary structures is due to the removal of temporary structures consequent upon the permanent leasing of sites in Princess Street, Sandhurst Road and Mandvi. The increase in the revenue derived from storing materials is also due to the permanent leasing of many plots, the demand for such temporary occupation increasing in proportion to the increase in the number of permanent buildings in course of erection on the Trust's Estates. The decrease in revenue from cultivation is due to the transfer to the Engineer's Department of a large area in the Dadar-Matunga and Agripada Estates for filling in and construction works.

The feature of the year, so far as temporary lettings were concerned, was the good progress made in the development and disposal of the eastern half of the Nowroji Hill Estate, situated between the eastern scarp of Nowroji Hill and the G. I. P. Railway. At the time of acquisition this land which was low-lying and swampy in parts and lacked roads and efficient drainage was used mainly for the following purposes :—

(*a*) storage and sale of timber,

(*b*) preparation of pulse,

(*c*) storage of charcoal,

(*d*) bullock and buffalo stables.

It was realized that when the land was filled, levelled, drained and provided with good roads, and when the stables were removed, this locality would attract traders to erect godowns for grains, seeds, etc., as it is situated within easy reach of the Elphinstone Estate of the Port Trust, the Wari Bunder goods yard and the important grain market of Bhat Bazar.

Accordingly the buffalo stables as well as most of the bullock stables were removed, and the timber merchants who clamoured for long leases at Rs. 6 per Kathi (*i.e.*, 500 square feet) and threatened to go elsewhere unless their demands were complied with were allowed to go. Practically the whole available area has now been given out on 8 year leases to pulse dealers and for the erection of temporary godowns, as will be seen from the following statement of the areas occupied by different traders on 30th April 1914 :—

	Kathis.	Sq. Ft.
Pulse Yards	284	408
Godowns	185	127
Bullocks' stables	21	202
Coal stores	16	000
Sundries	8	073
Total... ...	515	310

It may be noted that the monthly rate per kathi paid by these people is on an average Rs. 11-8-0 for lands along the new 60′ road, and Rs. 10-8-0 for other lands. A kathi is equal to 500 square feet and a monthly rent of Rs. 11 per kathi gives to the land on the 4½ per cent. basis a value of Rs. 52·8 per square yard. By their policy in removing the stables and dealing firmly with the timber merchants and pulse dealers the Board's officers have secured an increase of about 40 per cent. on the rental from this area as at the time of acquisition, an addition to the Trust's rent roll of some Rs. 27,000 per annum. To the Land Manager, Mr. Bharucha, and his Assistant, Mr. Samson, belongs the credit of this highly successful temporary development of a portion of the Nowroji Hill Estate.

Administration of Chawls.

13. The average population of the Board's chawls and semi-permanent camps throughout the year was 16,560 as shown in the following table, which compares the mortality rates of these chawls during each of the last 4 years with those of the Municipal sections in which the chawls are situated :—

Serial No.	Names of Chawls.	Average population.*	Deaths from										Adults deceased (over 10 years.)	Children deceased.			Death-rate per 1000 in				Municipal death-rate per 1000 in				Remarks.
			Plague.		Cholera.		Other infectious diseases.		General diseases.		Total.			Under 1 month.	Over 1 month and under 12 months	Over 1 year and under 10 years.	1910-11.	1911-12.	1912-13.	1913-14.	1910-11.	1911-12.	1912-13.	1913-14.	
			A	B	A	B	A	B	A	B	A	B													
1	Imamwada 7 blocks	2,988	1	..	..	..	17	1	66	6	84	7	55	6	17	13	21·91	34·00	49·35	30·45	41·60	49·76	55·64	44·63	* These figures are arrived at by taking the population for each chawl at the end of each month, and dividing the total by 12.
2	Agripada chawls A—4 old blocks	1,261	..	..	..	..	4	..	50	..	54	..	27	6	8	13	38·62	32·03	39·25	42·82	43·49	41·47	45·66	40·09	
3	Do. B—12 new blocks ..	2,874	6	..	1	..	14	2	62	1	83	3	42	6	16	22	20·90	23·22	31·30	29·92	43·49	41·47	45·66	40·09	
4	6 Reinforced concrete chawls at Agripada..	1,697	1	..	..	..	12	1	43	..	57	..	32	2	14	9	21·40	32·05	34·77	33·58	43·49	41·47	45·66	40·09	
5	Mandvi-Koliwada chawls	796	..	1	..	..	6	1	17	..	23	2	17	3	..	5	6·56	22·67	29·06	31·40	35·01	41·20	46·50	35·90	
6	Paltan Road huts	864	1	..	1	..	2	1	33	5	37	6	25	1	4	13	40·07	34·67	50·69	49·76	57·33	35·35	37·72	35·90	
7	*Semi-permanent sheds, Chaupati .. ..*	924	..	..	..	..	3	..	12	..	15	..	7	1	2	5	16·54	30·63	19·53	16·23	18·89	21·05	20·48	19·63	
8	Nagpada, 2 blocks	489	2	..	..	..	3	..	4	2	9	2	7	..	1	3	22·27	30·74	43·66	22·49	53·37	28·21	37·26	28·21	
9	Reinforced concrete chawl at Nagpada ..	496	..	..	..	..	1	..	5	..	6	..	4	1	..	1	16·35	7·62	19·61	12·09	53·37	28·21	37·26	28·21	
10	Chandanwadi, 6 blocks..	2,402	1	..	..	1	8	2	54	5	63	8	35	5	11	20	36·31	24·17	21·00	29·55	39·78	34·12	31·95	31·71	
11	Princess Street, 1 block	265	..	..	..	..	1	..	6	..	7	..	2	..	3	2	12·55	19·38	37·17	26·41	26·76	27·37	28·37	25·88	
12	Suparibaug (reinforced concrete), 6 blocks.	1,504	4	..	..	1	2	2	23	2	29	5	20	2	5	7	..	23·12	34·11	22·60	32·13	31·93	29·76	31·07	
	Total ..	16,560	16	1	2	2	73	10	375	21	467	33	273	33	81	113	25·37	27·54	34·69	30·19	† 35·72	‡ 35·69	‡39·77	‡33·65	‡ Death-rate of the City of Bombay for 1910, 1911, 1912 and 1913 respectively.
			17		4		83		396		500		500												

A=Regular residents. B=Outsiders brought in sick or infected.

In Agripada and Nagpada it is customary to keep separate statistics for the old and new blocks, as the latter are of reinforced concrete construction throughout and erected about 10 years after the former, which are of brick and wood.

In this report a further distinction has been made between the original 4 blocks of chawls opened in Agripada in 1902 and the 12 blocks opened in 1905 in order to bring out the fact for which no adequate explanation is as yet forthcoming that the mortality in the former has always been far higher than that in the latter and is now even above the high average death-rate of the Byculla section in which Agripada lies.

Imamwada chawls.—It will be seen from the statement that the death-rate both in these chawls and in the Umarkhady section in which they are situated which was steadily on the increase up to 1912-1913, has decreased considerably during the year under review. The improvement in the chawls is more marked than in the Municipal section, the rate of mortality in the latter being about 50 per cent. higher than in the former. There was no death from cholera and only one from plague during the year, as against 23 and 13 from the same causes respectively during the preceding year.

Agripada chawls.—There is a slight improvement in the death-rate of these chawls, and of the section in which they are situated, but the rate of mortality is and always has been decidedly lower in the chawls than in the section. During the year overcrowding detected in certain rooms was remedied by the transfer of large families from small rooms to large rooms and *vice versa*. An attempt was made to improve the water supply of the topmost floor of block No. 8 by giving it an independent connection with the service main. The results proving satisfactory, arrangements were made at the close of the year to give similar separate connections to others of the blocks. This work, now completed, has removed a long standing complaint, and has resulted in a considerable reduction of the vacancies. The mortality rate in blocks Nos. 1 to 4, the blocks that were first constructed, is every year conspicuously higher than that in the remaining blocks. The rooms in the former blocks are of large size and well ventilated, and are much in demand, but it is noteworthy that they have far more woodwork in them than any other Trust chawls and that these are the only Trust chawls which have the intermediate water-carriage sewer system. In consequence of the scanty and intermittent water supply much nightsoil remains in the upper floor down-take pipes for several hours every day, and this may have something to do with the high death-rate. The intermediate water carriage system may work fairly satisfactorily in private houses inhabited by a very small number of tenants, but it appears to be a mistake in connection with such large chawls as those in question. The question of replacing it by the full flushing system is under consideration. There were 7 deaths from plague and 1 from cholera, as against 2 and 12 in 1912-13.

Mandvi chawls.—Although the death-rate of the Municipal section in which these chawls are situated shows a decided improvement during the year

under review, due probably to the improvement of the insanitary area resulting from the construction of sanitary buildings by the Board's lessees, the death-rate in the chawls has slightly increased, though it is still lower than in the Municipal section. There was no death from cholera during the year, against 3 in the preceding year, and only 1 death from plague and that too of an outsider.

Palton Road huts.—The death-rate during the year is about the same as that in the preceding year, and is noticeably higher than that of the Municipal section in which the camp is situated. This high death-rate is probably due to the malarious nature of the locality coupled with the low physique and stamina of the people living in the camp, mostly market coolies and hawkers.

Chaupati camp.—The camp, which was formerly at Charni Road, was removed to Chaupati on 1st September 1913. Its death-rate is lower than that in the preceding year and also lower than that of the Municipal section Walkeshwar in which it is situated.

Nagpada chawls.—The death-rate in the new blocks is decidedly lower than that in the old blocks, probably because the rooms in the former are larger and inhabited by people of better physique. The death-rates in both the new and the old blocks are decidedly lower than the rate in the section in which these chawls are situated.

Chandanwadi chawls.—The death-rate in these chawls is higher than in the preceding year, but it is lower than in the Municipal section in which the chawls are situated.

Princess Street chawl.—The death-rate in this chawl is decidedly lower than in the preceding year, and is about the same as that of the Municipal section in which it is situated.

Suparibaug Road chawls.—There has been a marked improvement in the death-rate of these chawls during the year under review; it is now substantially lower than that of the Municipal section in which the chawls are situated.

General.—Comparing the death-rates of the chawls for the year with those of the preceding year, it will be seen that with the exception of the Mandvi-Koliwada and Chandanwadi chawls, the death-rates of all were lower in 1913-14 than during the preceding year. The death-rates in Mandvi and Chandanwadi are still well below the average death-rates of their respective sections. Comparing the death-rates of the chawls with those of the Municipal sections in which they are situated it will be seen that with the exception of Palton Road huts and Princess Street chawl, the death-rates of the Trust's chawls are well below those of the corresponding Municipal sections.

The occupations followed by the tenants of the Board's chawls are shown in detail in the following statement :—

Occupation or place of employment of the tenants.	Locality of chawls.							Total.
	Agri-pada.	Chand-anwadi.	Princess Street.	Mandvi-Koli-wada.	Nagpada	Imam-wada.	Supari-baug.	
	Number of tenants.							
Mills	352	3	1	...	15	12	45	428
B. B. & C. I. Railway	25	17	...	1	...	2	44	89
G. I. P. Railway	171	18	...	2	20	12	242	465
Municipality	70	6	...	1	17	12	6	112
Port Trust	20	6	2	2	17	17	...	64
Police	29	8	2	2	4	30	4	79
Improvement Trust	28	9	2	1	11	9	4	64
Under Government but not in Police	45	149	16	11	29	60	7	317
Fishermen	...	...	4	95	...	6	...	105
Hospitals, Missions and Schools	38	...	...	4	8	7	10	67
Factories	121	43	4	1	47	71	30	317
Docks	42	...	...	...	...	63	...	105
Hawkers	65	24	4	11	37	136	3	280
Shop-keepers	71	9	...	...	...	5	1	86
Curd-sellers	105	...	...	...	1	...	...	106
Office peons	58	83	10	...	3	15	3	172
Office clerks	23	24	...	1	2	2	4	56
Domestic servants	36	55	...	...	5	10	1	107
Cart-drivers	14	...	...	...	3	2	...	19
Artisans	56	5	...	...	3	48	1	113
Tailors	10	34	...	...	4	22	4	74
Coolies	46	86	19	67	8	194	...	420
Barbers and Dhobies	4	20	...	1	5	6	10	46
Pressmen	...	...	...	...	10	13	...	23
Sundry occupations	150	50	...	18	38	152	54	462
Unemployed	41	...	...	...	...	...	...	41
Total No. of rooms occupied	1,620	649	64	218	287	906	473	4,217
Vacant rooms	34	23	...	...	1	...	7	65
Grand Total	1,654	672	64	218	288	906	480	4,282

The corresponding table for the semi-permanent sheds is as follows :—

Occupation or place of employment of the tenants.	Locality of S. P. Sheds.					Total.
	Supari-baug, Scheme 31.	Scheme 32.	Chaupati.	Palton Road.	Scheme 6.	
	Number of tenants.					
Mills	...	7	26	1	...	34
B. B. & C. I. Railway	...	1	1	1	...	3
G. I. P. Railway	...	2	...	1	...	3
Municipality	98	15	12	1	...	126
Port Trust	...	19	...	1	...	20
Police	...	2	9	...	...	11
Improvement Trust	...	3	9	13	...	25
Under Government but not in Police	...	...	8	19	...	27
Fishermen	...	...	20	5	...	25
Hospitals, Missions and Schools	...	1	...	...	...	1
Factories	...	6	22	8	...	36
Docks	...	...	...	...	...	.....
Hawkers	...	9	8	41	...	58
Shop-keepers	...	2	3	...	1	6
Curd-sellers	...	...	...	...	...	.....
Office peons	...	...	104	12	...	116
Office clerks	...	...	...	...	...	.....
Domestic servants	...	...	...	...	...	.....
Cart-drivers	...	1	...	10	...	11
Artisans	...	26	5	...	...	31
Tailors	...	...	...	...	...	.....
Coolies	...	19	1	97	2	119
Barbers and Dhobies	...	...	18	6	...	24
Pressmen	...	...	15	...	...	15
Sundry occupations	...	5	...	30	...	35
Unemployed	...	1	1	...	...	2
Total No. of rooms occupied	98	119	262	246	3	728
Vacant rooms	...	14	...	...	12	26
Grand Total	98	133	262	246	15	754

It will be seen from the preceding statements that the chawls and sheds are occupied chiefly by people working in mills, factories and Railway workshops, by Government, Municipal, Port Trust and Improvement Trust servants, office peons, fishermen, hawkers, artisans and coolies.

The following statement shows where the tenants of Board's chawls lived prior to their admission in these chawls :—

—	Number of tenants who came from			
	Demolished buildings in Board's Schemes.	Buildings in Bombay outside the Schemes.	Up-country.	Total.
Permanent chawls.				
Chandanwadi	212	289	148	649
Princess Street	64	...	...	64
Mandvi-Koliwada	218	...	...	218
Imamwada	621	215	70	906
Nagpada	67	167	53	287
Agripada	86	1,152	382	1,620
Suparibaug	39	311	123	473
Total ...	1,307	2,134	776	4,217
Semi-permanent sheds.				
1. Kalapani	132	1	...	133
2. Haines Road	101	...	...	101
3. Paltan Road	198	43	5	246
4. Camp at Chaupati removed from Scheme 3 at Charni Road ...	197	61	3	261
Total ...	628	105	8	741

The Board under Trustees' Resolution No. 198, dated 14th October 1913, sanctioned the erection of two camps, one consisting of 115 rooms at Agripada near Kalapani and one consisting of 126 rooms at Parel near Suparibaug Road chawls. These camps are being provided for the accommodation of people living under extremely insanitary conditions within the limits of Schemes 31 and 32. These camps were under erection during the year under review; by the close of the year 120 rooms had been completed at Agripada camp, and 70 at Suparibaug Road, and no difficulty was experienced in getting these rooms occupied by the tenants of the insanitary huts.

The total rental of the 4,362 rooms in Trust chawls is Rs. 2,30,856 per annum. The revenue actually collected amounted to Rs. 2,24,098 or 99·4 per cent. of the total recoverable Rs. 2,25,481. The difference between Rs. 2,30,856 and Rs. 2,25,481, *viz.*, Rs. 5,375, is due to vacancies. The Rs. 2,24,098 recovered does not include a sum of Rs. 16,838 recovered for the semi-permanent sheds and sweepers' huts at Charni Road, Chaupati and Palton Road and for the semi-permanent sheds at Agripada and Suparibaug Road.

The percentage of outgoings to gross chawl revenue is 31·83, made up of the items shown in the margin. This percentage falls short of that in the preceding year by 0·66. The percentage of vacancies has gone down from 5·48 in 1912-13 to 2·33 in 1913-14.

	Per cent.
Sanitary Staff ..	3·61
Pump men.. ..	1·38
Cost of establishment & management	7·50
Municipal Taxes (allowing for tenants, Taxes and draw-back).	12·19
Vacancies.. ..	2·33
Repairs, Maintenance and supply of Stores.	4·82
	31·83

On the basis of the maximum annual rent of Rs. 2,30,856 and outgoings at 31·83 per cent., the net annual income works out to 68·17 per cent. on Rs. 2,30,856, *i.e.*, Rs. 1,57,375, or 4·55 per cent. on the cost of the chawls. The cost of the chawls including land was Rs. 34,55,199 (*vide* Appendix I) and on this sum the Board pay interest and sinking fund charges at 4·61 per cent., amounting to Rs. 1,59,285. There was thus a net loss of Rs. 1,990 on the existing chawls, the average population of which was 14,772 during the year under review.

FINANCE.

Loan.

14. The budget of 1913-14 contemplated a loan of Rs. 20 lakhs, but owing to the large opening balance (nearly Rs. 60 lakhs) and the receipt on 6th May 1913 of Rs. 4 lakhs from Government for slum improvement, the Board decided in July 1913 to raise the loan in two instalments, one of 10 lakhs in 1913 and another of 10 lakhs if necessary in the first half of 1914. As usual the loan of 1913 was raised in 4 per cent. debentures of 60 years' currency. Tenders for sums varying from Rs. 15,000 to Rs. 500 were received from the public, the average rate of the accepted tenders being Rs. 100-15-3. In March 1914 the Board accepted an offer from the Bank of Bombay to take up 8 lakhs of the second instalment at the rate of 101. The average rate of the 18 lakhs was thus raised to Rs. 100-15-7. This brings the Trust's total borrowings up to date to 493 lakhs (face value) involving interest and sinking fund charges of Rs. 22·7 lakhs per annum on nett receipts of Rs. 487 lakhs (allowing for premia and discount in different years). These charges have always been regularly and punctually paid. Full details are given in Appendix **C**. The average charges come to 4·66 per cent. on net receipts, the average rate of loans to date being Rs. 98-11-9.

Sinking Fund.

The sinking fund for the repayment of loans raised by the Board has been invested in public securities, full details of which are given in Appendix **C**.

Earnings on Surplus Cash Balances.

15. The present banking arrangements of the Trust were described in para. 16 of the Annual Report for 1912-1913.

The Board's earnings in the years before and after the expiry of the special contract entered into with the Bank of Bombay in 1908 are compared in the following table :—

Particulars.	Under old arrangements with Exchange Banks.				Under special contract with the Bank of Bombay.*				After the termination of the contract.
	1906-07.	1907-08.	1908-09.	Up to 8th July 1909.	After 8th July 1909.	1910-11.	1911-12.	1912-13.	1913-14.
	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
1. Average daily balances (in lakhs)—									
(a) Interest earning	19·71	19·95	12·03	6·30	33·48	30·48	50·58	45·04	29·82
(b) Non-interest earning	0·91	0·54	1·07	5·21	15·30	7·31	0·75	0·63	0·29
2. Interest earned on the above (in lakhs).	0·89	0·92	0·37	0·04	0·72	1·02	1·63	1·65	1·36
3. Average rate per cent. of interest—									
(i) of 2 on 1 (a)	4·53	4·63	3·08	2·34	2·05	3·37	3·24	3·66	4·55
(ii) of 2 on 1 (a) and (b)	4·33	4·50	2·70	1·28	2·04	2·72	3·19	3·60	4·51
4. Average Bank rate	6·37	5·84	5·56	5·91	4·65	5·38	4·97	5·35	5·38
5. Per cent. of 3(ii) to 4	68	77	49	40		51	64	67	84

* The special arrangement with the Bank of Bombay expired on 8th July 1912.

The average rate of interest earned in 1913-14 (*i. e.* 4·51 per cent.) was the highest on record.

On comparison of the actual earnings of the year with what would have been earned had the contract been continued throughout the year, it is found that the Trust gained about Rs. 36,000 by determining the contract, earning 4·51 per cent. per annum on an average daily balance of Rs. 30·11 lakhs, whereas under the old contract the earnings would have been 3·32 per cent. per annum.

Accounts of 1913-14.

16. The audited accounts of the Board for 1913-14 are attached to this report.

The total receipts and expenditure of 1913-14 were as follows :—

	Receipts.	Expenditure.
	Rs.	Rs.
Capital Account	31,72,578	66,96,207
General Account	33,16,157	25,79,965
Total	64,88,735	92,76,172
Difference ...	Rs. + 27,87,437	

The opening and closing balances were as follows :—

	Opening balance.	Closing balance.
	Rs.	Rs.
Capital Account	59,96,335	24,72,706
General Account	.....	7,36,192
Total	59,96,335	32,08,898
Difference ...	Rs.	27,87,437

Capital Account.

17. The Board's capital receipts other than receipts from loans come under four main heads, *viz.*, sale of lands, sale of right to demolish acquired buildings, sale of quarrying rights and composition of rents.

The receipts under these heads in the last five years are compared below :—

	1909-10	1910-11	1911-12	1912-13	1913-14
	Rs.	Rs.	Rs.	Rs.	Rs.
1. Sale of lands	58,316	3,27,403	12,032	3,89,359	7,90,456
2. Sale of right to demolish acquired buildings	82,660	43,712	87,039	92,882	75,420
3. Sale of quarry rights	2,550	64,194	43,692	60,864	36,796
4. Composition of rents under section 64 (1) (*c*) of the Act	.....	.....	.....	.....	52,350
Total ...	1,43,526	4,35,309	1,42,763	5,43,105	9,55,022

The receipts from the sales of lands were the highest on record ; they are usually small, because it is the Board's policy to convey land by lease rather than by sale in order to be able to control the lessees, and in particular to prevent the creation of insanitary premises or the gradual development of insanitary conditions by the overcrowding of land with building sites. These considerations, however, do not prevail where land is taken up by Government or the Municipality or for mills, and such sales yielded 7·4 out of 7·9 lakhs received on account of sale of land in 1913-14 as shown below :—

26,778	square yards in Scheme 31	sold to the	Jacob Sassoon Mills	for	Rs. 2,68,370
1,044	„ 8	„	Municipality	„	Rs. 78,210
998	„ 27	„	Government	„	Rs. 26,790
141,025	„ Parel Estate, Schedule C.	„	Government	„	Rs. 3,70,000

The amount of Rs. 3,70,000 was received from Government on account of the resumption of a portion of the Parel Government House Estate vested in the Trust. Subsequently the Collector declared the market value of the land to be Rs. 5 per square yard, and the balance of Rs. 3,31,275 has since been paid by Government. Negotiations for the sale of 78,674 square yards for Rs. 3,54,033 to the Victoria Jubilee Technical Institute were completed during the year, and the earnest money, Rs. 37,350, was received. The head of account " Composition of rents ", under which Rs. 52,350 were received, is a new one as it was not to the Board's advantage to compound rents until the recent amendment of the Act enabled them to credit the proceeds to Capital.

In the beginning of the year under review it was decided to take up the Nowroji Hill quarry thrown up by Mr. Ismail Haji Cassum and work it departmentally. The result has turned out very satisfactory, in that the rate obtained for the stone taken from the quarry works out at practically the same figure as when let to outside quarry men, and in addition to this both the Trust and the Municipality have benefitted by getting stones for their departmental works at rates which are more favourable than they would have been able to get from outside contractors, the saving secured being about Rs. 1,200 to the Trust and about Rs. 500 to the Municipality.

The figures under main heads of capital expenditure during the last 5 years are compared below in round thousands of rupees :—

	1909-10.	1910-11.	1911-12.	1912-13.	1913-14.
	Rs.	Rs.	Rs.	Rs.	Rs.
Management and Establishment	4,61	4,63	4,10	4,42	4,51
Acquisition ...	39,71	44,98	32,16	14,50	57,93
Works	5,53	6,18	3,47	3,35	4,52
Payments under Section 79 ...	17,76	53	1,60	...	...
Total Rs. ...	67,61	56,32	41,33	22,27	66,96

By the end of 1913-14, the Board had raised Rs. 493 lakhs by loans and their total capital receipts, including 54 lakhs received from Government (50 lakhs in 1911 and 4 lakhs in 1913), amounted to Rs. 570 lakhs, out of which they have spent 29 lakhs on improvement of Government and Municipal lands temporarily vested in them, Rs. 523 lakhs on their own acquired estates and 3 lakhs on their office building.

General Account.

18. The Trust's profits and losses upto the end of 1913-14 in their General Account are set out below :—

Surplus in General Account.		Deficit in General Account.	
Year.	Amount.	Year.	Amount.
	Rs.		Rs.
1898-1899	1,80,067	1906-1907 ...	56,081
1899-1900	1,07,555	1907-1908 ...	1,22,781
1900-1901	4,60,106	1908-1909 ...	1,25,307
1901-1902	4,41,258		
1902-1903	5,22,308		
1903-1904	1,81,487		
1904-1905	67,141		
1905-1906	1,20,396		
1909-1910	52,615		
1910-1911	1,60,364		
1911-1912	2,93,217		
1912-1913	4,95,948		
1913-1914	7,36,193		
Total Rs. ...	38,18,655	Total Rs. ...	3,04,169

Net balance *Cr.* 35,14,486

The Trust raise capital for their operations mainly by public loans on 4 per cent. debentures of 60 years' currency, and the General Account depicts the struggle between the interest and sinking fund charges on these loans and the net revenue from the temporarily vested and the acquired estates in which capital has been sunk. The charges increase steadily from year to year with the annual borrowings and the nett revenue from each estate gradually increases until the estate is fully developed. In the early stages of development interest and sinking fund charges naturally expand faster than revenue. For the last eleven years the annual nett revenue from the estates has always fallen short of the annual interest and sinking fund charges ; but this shortage has hitherto been more than counterbalanced by the annual Municipal contribution so that the Trust have not had to exercise the power given to them by section 79 (2) of the Act to draw on their capital debt to make good the annual deficits. The following is an analysis of the General Account during the last 16 years :—

Analysis of General Account.

(Figures in Lakhs.)

No.	—	1898-99.	1899-1900.	1900-01	1901-02.	1902-03.	1903-04.	1904-05.	1905-06.	1906-07.	1907-08.	1908-09.	1909-10.	1910-11.	1911-12.	1912-13.	1913-14.
	SPECIAL ITEMS.																
1	Interest and sinking fund charges—																
	On debt due to Government and Municipality under sec. 68	..	..	..	..	..	..	..	..	..	..	..	1·1	0·8	1·0	1·1	0·3
	On debentures ..	..	..	2·2	2·5	4·1	5·7	8·1	10·0	11·2	12·1	13·0	16·0	19·1	20·2	20·6	21·4
	Total ..	..	..	2·2	2·5	4·1	5·7	8·1	10·0	11·2	12·1	13·0	17·1	19·9	21·2	21·7	22·2
2	Receipts other than Municipal contribution	1·9	1·5	3·1	3·5	5·9	5·3	9·2	11·8	10·9	11·0	11·1	13·6	16·7	19·5	20·7	23·8
3	Expenditure other than interest and sinking fund charges.	0·1	0·4	1·0	1·4	1·0	1·3	2·4	3·1	3·3	3·7	3·9	3·6	4·1	4·1	3·4	3·5
4	Nett revenue (2-3) ..	1·8	1·1	2·1	2·1	4·3	4·0	6·8	8·7	7·6	7·3	7·2	9·8	12·6	15·4	17·3	20·3
5	Shortage (1-4) to be made good from Municipal contribution.	−1·8	−1·1	0·1	0·4	−0·2	1·7	1·3	1·3	3·6	4·8	5·8	7·3	7·3	5·8	4·4	1·9
6	Municipal contribution—																
	Section 78	..	..	..	..	..	..	..	..	..	..	..	..	0·6	..	..	..
	„ 72	..	..	4·7	4·8	5·0	3·5	2·0	2·5	3·0	3·6	4·5	7·8	8·3	8·7	9·3	9·3
	Total ..	..	..	4·7	4·8	5·0	3·5	2·0	2·5	3·0	3·6	4·5	7·8	8·9	8·7	9·3	9·3
	Profit+or loss--(6—5) .	+1·8	+1·1	+4·6	+4·4	+5·2	+1·8	+0·7	+1·2	−0·6	−1·2	−1·3	+0·5	+1·6	+2·9	+4·9	+7·4

It will be seen that the net revenue from the Trust estates has increased from 9·8 in 1909-10 to 20·3 lakhs in 1913-14. It is a matter for congratulation that it has increased much faster than interest and sinking fund charges. The

Trust's consequent surpluses since 1909-10 have under the amended Act been utilized towards capital expenditure thereby reducing the borrowings.

Full details of the Municipality's contribution year by year are given in Appendix **B-4**.

Interest on debt to Government and Municipality.

19. Following the same procedure as in the previous years, the Trust paid to Government under section 68 of the Act the interest due on leased Schedule " C " lands only, *viz.*, Rs. 54,644, but the Municipality exacted their full interest on both leased and unleased Schedule "D" lands, *viz.*, Rs. 27,668. These payments were made in 1913-14 upto 2nd January 1913, when by the repeal of section 68 interest on the schedule value of vested lands ceased to be payable.

Collection of revenue.

20. As usual collection work both for temporary and permanent revenue was very well done as will be seen from the figures below :—

Particulars.	Revenue.		Total.
	Permanent.	Temporary.	
	Rs.	Rs.	Rs.
Amount for collection	9,70,042	11,79,989	21,50,031
„ collected	9,46,476	11,46,305	20,92,781
„ written off	.....	1,536	1,536
„ outstanding on 1-4-1914 ...	23,566	32,148	55,714
„ „ on 1-5-1914 ...	11,736	8,791	20,527
„ „ on 1-6-1914 ...	10,149	6,778	16,927

The permanent revenue is collected by the Account Office and temporary revenue by the Land Manager's chawl superintendents and temporary staff of rent collectors. The former had at the end of the year outstandings of 2·4 per cent. and the latter 2·7 per cent. on the total amount for collection in the year; while of the grand total of 21·5 lakhs for collection in the year only 0·79 per cent. was outstanding on the 1st June 1914. In connection with this work 124 suits were filed during the year for arrears aggregating Rs. 4,484, of which Rs. 528 still remain to be recovered.

Cost of Management and Establishment.

21. It has long been recognised that the method of distributing the cost of management and establishment among the different estates every year in proportion to the capital expenditure of the year on the several estates was open to serious objection. The distribution for 1912-13 was therefore made on an entirely new system which was explained in Appendix **M-1** of the 1912-13 Report. The general idea is to debit each estate with certain percentages of the revenue collected from it and of the capital spent upon it during the year, corresponding to the charges that would be made by an estate agent for collection of the revenue and supervision of the works paid out of capital. The cost of the

Tribunal is distributed to the several estates in proportion to the time spent by the Tribunal on hearing cases in the respective estates and special lump sum debits are made to particular estates in respect of special work done for them by the establishment but not reflected in the capital charges or the revenue collections of the year. The ordinary percentage charges are :—

7½	per cent.	on	cost of acquisition.
7½	„	„	cost of works.
4½	„	„	capital value of land leased in the year.
2½	„	„	sale-proceeds.
2½	„	„	permanent revenue collected.
7½	„	„	temporary revenue collected.

Should the actual total cost of management and establishment be greater or less than the aggregate of all the charges thus arrived at, the percentages are proportionately increased or decreased so that the total charges may tally with the actuals. This system was followed in 1912-13. Experience has however shown that it is generally preferable to keep the percentages unchanged and to adjust the difference between the total of the percentage charges and the amount of actual cost of management and establishment to be distributed by making appropriate special debits or special credits against a particular scheme in which special circumstances make the ordinary charge obviously inequitable. For example in 1913-14 there were several cases of heavy compensation in Schemes 32 and 37 and the effect of charging the full 7½ per cent. on the compensation paid in the year would have been to entail a general reduction in percentages, so that all the other schemes would have benefitted at the expense of Schemes 32 and 37. It was therefore decided that Rs. 1,58,000 representing roughly the difference between the total of the percentage charges and the actual cost of management and establishment in these schemes should be taken in reduction of the percentage charge under acquisition. The final distribution thus arrived at is shown in Appendix **M-2**, the special debits and credits being as under :—

Item.	Debit.	Credit.
	Rs.	Rs
Scheme 5	6,200	1,000
„ 6	.....	1,000
„ 31	1,000	.....
„ 32	.....	10,000
„ 37	.....	40,000
„ 42	2,000	.....
„ 43	2,000	.....
Kohinoor Mills	1,500	.....
Total ... Rs.	12,700	52,000

Up to the end of 1913-14 the cost of management and establishment debitable to the General Account under the scheme of distribution outlined above was limited in compliance with section 75 of the Act to the cost of the actual establishment entertained under section 77. This establishment costs about Rs. 55,000 a year so that the difference between the amount chargeable to the General Account under the new scheme and the amount chargeable

under sections 75 and 77 has had to be debited to the Capital Account. Now that the period of 15 years mentioned in section 75 has expired the General Account is likely to be debited from 1914-15 onwards with over a lakh of rupees a year on this account.

Provident Fund.

22. The closing balance on 31st March 1914 in the account of the Provident Fund, established for the officers and servants of the Trust under section 91 (6) of the Act, was Rs. 2,91,175-0-8 as shown below :—

Opening balance	Rs.	2,59,114	3 10
Receipts during the year—			
Employes' subscription	„	15,813	2 9
Trustees' contribution	„	15,692	8 11
Interest on employés' subscription	„	5,084	14 10
„ „ Trustees' contribution	„	5,191	4 10
	Rs.	3,00,896	3 2
Deduct—			
Payments to subscribers and nominees	Rs.	9,721	2 6
	Rs.	2,91,175	0 8

PERSONNEL.

Chairman

23. The Hon'ble Mr. J. P. Orr, C. S. I., I. C. S., held the office of the Chairman throughout the year. He is now in his 6th year of service with the Trust.

The staff.

Mr. C. M. Correa, B. A., was on probation as Secretary and Chief Accountant till 22nd January 1914, when he was confirmed in his appointment subject to Government agreeing to lend his services for at least another four years. He was granted privilege leave for 2 months and 13 days from 6th August 1913 to 18th October 1913, his work being distributed among other officers during his absence.

On Mr. R. J. Kent, A. M. Inst. C. E., Trust Engineer, reverting on return from leave to Government service, Mr. J. F. Watson, B. E., A. M. Inst. C. E., was appointed Trust Engineer with effect from 14th November 1913. He is now in the 11th year of his service with the Trust.

Mr. F. G. B. Hawkins, A. R. I. B. A., Architect to the Board, was on duty throughout the year, and is now in his 3rd year of service with the Trust.

Mr. N. D. Katrak, L. C. E., held the office of Assistant Engineer of the Trust throughout the year and is now in his 11th year of service with the Trust.

Mr. S. D. Prabhawalker, L. C. E., who held the office of the Sub-Engineer throughout the year, was on privilege leave for 2 months from 15th July to 14th September 1913. He is now in his 9th year of service with the Trust.

Mr. M. S. Bharucha, L.C.E., held the office of the Land Manager throughout the year. He is now in his 13th year of service with the Trust.

Mr. R. H. A. Delves, F. S. I., continued to hold the office of Deputy Land Manager throughout the year. He is now in his 11th year of service with the Trust.

Mr. J. T. Burge, F. S. I., continued to hold the office of the 1st Assistant Land Manager throughout the year. He is now in his second year of service with the Trust.

Mr. H. P. Matbar, L. C. E., 2nd Assistant Land Manager, held office throughout the year. He has now been nearly 13 years with the Trust.

Mr. D. J. Samson, L. C. E., continued to hold the office of the 3rd Assistant Land Manager throughout the year. He has now been over 15 years with the Trust.

The work of the office staff was throughout the year very satisfactory.

Medical Examiner.

Dr. A. P. Cama acted as Medical Examiner to the Board throughout the year except for a fortnight from 8th December 1913, when he was on leave and Dr. B. H. Dantra acted for him.

Tribunal of Appeal.

24. The appointment of the President, Tribunal of Appeal, was held by Mr. J. Sanders Slater, Bar.-at-Law, from 1st April 1913 to 31st May 1913 and again from 28th November 1913 to 31st March 1914, and by Mr. D. F. Mulla in the interval.

The Assessors on the Tribunal of Appeal were :—

1st to 30th April 1913, Mr. L. W. Hartley		Nominated by Government.
1st June 1913 to 31st March 1914, Mr. Joseph Hall...		
1st April 1913 to 3rd May 1913 ...	Mr. W. A. Chambers...	Nominated by the Municipality.
10th October 1913 to 31st March 1914		
4th May 1913 to 9th October 1913 ...	Mr. D. P. Bhedwar ...	

Special Collectors.

25. For the greater part of the year there were two Special Collectors under the Land Acquisition Act, *viz.*, Mr. J. D. Framji, I.S.O., Bar.-at-Law, J.P., and Mr. G. S. Hardy, B.A., I.C.S., J.P., the latter being recalled by Government on 1st February 1914.

The Board.

26. The following gentlemen served as Trustees throughout the year :—

(1) Major-General G. F. Gorringe, C.M.G., C.B., D.S.O.
(2) Mr. E. L. Sale, B.A., I.C.S., J.P.
(3) Sir Bhalchandra K. Bhatawadeker, Kt., L.M., J.P.
(4) Mr. D. E. Wacha, J.P.
(5) Mr. N. J. Gamudia, J.P.
(6) The Hon'ble Sir Ibrahim Rahimtoola, Kt., C.I.E., J.P.
(7) The Hon'ble Sir Frederick L. Sprott, Kt., J.P.
(8) Major H. A. L. Hepper, R.E., J.P.
(9) Sir Sassoon David, Bart., J.P.
(10) Sir Vithaldas D. Thackersey, Kt., J.P.
(11) Mr. A. H. Whyte, J.P.
(12) Mr. A. M. Tod, J.P.

The *ex-officio* seat of the Municipal Commissioner of Bombay was occupied at different times by—

(1) Mr. P. R. Cadell, C.I.E., I.C.S., J.P., from 1st April 1913 to 15th July 1913 and from 19th October 1913 to 2nd November 1913.

(2) Mr. J. Crerar, M.A., I.C.S., J.P., from 16th July 1913 to 18th October 1913 and from 3rd November 1913 to 19th November 1913.

(3) Mr. H. B. Clayton, M.A., I.C.S., J.P., from 20th November 1913 to 31st March 1914.

Meetings.

27. There were 43 board meetings and 57 committee meetings during the year, the corresponding figures being respectively 42 and 50 in 1912-13, and 42 and 57 in 1911-12.

The attendance at board meetings averaged 87·37 per cent. out of 14, and at committee meetings 86·94 per cent. out of 6.

Major General Gorringe was in camp at Deolali from the 1st of June 1913 to the 5th of November 1913 and was in consequence unable to attend 22 meetings of the Board and 10 meetings of the Plans Committee.

CHIEF SUBJECTS OF DEBATE.

28. In Appendix M will be found a selection from the resolutions of the Board dealing with matters of importance that were under consideration during the year. Those that have not already been referred to in earlier paragraphs are epitomised below.

Vithalwadi Lane.—At the end of November 1913, the Lakhmidas Khimji Cloth Market at Vithalwadi was burnt down and the Chairman brought before the Board the question whether the opportunity should be taken to acquire the site with a view to connecting Vithalwadi Lane with Sheikh Memon Street by a 40′ road. It was estimated that if the whole site were acquired the scheme would involve a loss of about 2½ lakhs, and it was agreed that this was too much to pay for a 40′ street only 129 feet in length. Negotiations were opened with the owner of the market in the hope of effecting an arrangement under which the Board could take up only that part of the site which was required for the actual street site at a nett loss of 1½ lakhs or less. These negotiations were still in progress at the end of the year. Ultimately they proved abortive and the scheme was abandoned.

Slum Improvement.—Work on the Undria Street Improvement Scheme already referred to in para. 8 was the only new work undertaken by the Trust during 1913-14 towards *direct* improvement of the slums but it is to be remembered that nearly all the Trust's schemes—whether improvement schemes, street schemes, expansion schemes, police accommodation schemes or employers' chawl schemes—contribute materially though indirectly towards the ultimate improvement of the slums. It has long been recognised that improvement schemes on the old wholesale demolition lines involve prohibitive expenditure and benefit only small areas. In the immediate vicinity of these small areas are much larger areas the insanitary condition of which is steadily going from bad to worse with the extension of building operations in consequence of the laxity

of the Municipal building by-laws and the inadequate control over building estates which the present law gives the Municipality. In the report for 1912-13 it was stated (page 33) that what was wanted was some general scheme of improvement that could be applied all over the City and some means of putting an immediate check on the growth of insanitary conditions with the expansion of building operations, especially in respect of the lighting and ventilation of one-room tenements which house no less than 76 per cent. of the total population of Bombay. The Undria Street Scheme is an experimental measure which, if successful, can be extended to a very large proportion of the central congested area of nearly 1,000 acres forming the heart of the native city at a cost which when certain amendments of the law* have been effected, will only be a fraction of the cost of dealing with it under the existing law. In the Trust Report for 1912-13 it was noted that the Board had decided to await the result of the deliberations of the Committee appointed by Government to examine the suggestions on slum improvement contained in Mr. Orr's lecture of 27th June 1912 on Light and Air in dwellings in Bombay, before deciding how to deal with the several represented areas. More areas have since been represented but the Committee's report is still awaited. Meanwhile a Committee of the Corporation had so long ago as June 1913 passed certain resolutions directed towards effecting very important improvements in the Municipal by-laws and the Bombay City Municipal Act, but their report has not yet (August 1914) reached the Corporation. It is however hoped that as the Bombay Development Committee's report contains emphatic recommendations for the strengthening of the Municipal by-laws this great desideratum will be achieved without much more delay.

In January 1914 Mr. Orr was deputed to the All India Sanitary Conference at Lucknow and he there read a note entitled "How to check the growth of insanitary conditions in Bombay City." This note has been distributed to all members of the Sanitary Conference, the Improvement Trust and the Corporation, as also to several enquirers in various parts of India and Ceylon. It contains an appendix explaining the Trust's 63½° standard of lighting and ventilation and shows how it is applied by the Trust in actual practice, and how its gradual adoption by the Corporation on lines approved by one of the resolutions of the Municipal Committee aforesaid might, combined with improvement schemes of the Undria Street Scheme type, effect immense improvements in the slums. The adoption of the standard even in a modified form would at least check the existing tendency of the slums to go from bad to worse.

Bombay Development Committee.—In October 1913, Government appointed a Committee to review the present situation in regard to the development of the Town and Island of Bombay and to consider what steps it is desirable to take in order to ensure the continued and consistent advance of this development on the best possible lines. Government invited the Trust to depute a representative to serve on the Committee, and the Hon'ble Sir Ibrahim Rahimtoola was deputed accordingly. Two other members of the Trust, *viz.*, Sir Bhalchandra Khrishna and the Hon'ble Sir Frederick L. Sprott were

* *Vide* Recommendations of the Improvements Committee in their report published in Appendix M-6 to the Trust's Report for 1912-13.

also members of this Committee as representatives of the Corporation and Port Trust respectively, while the Chairman, Sir Vithaldas Thackersey, the Engineer and the Land Manager gave both written and oral evidence. The Chairman put in a map (Appendix **N**) which he had specially prepared to show the location and density of population of the central congested area in Bombay City and also a special note (Appendix **M-3**) on the vexed question as to how far slum owners should be compensated when required to improve their houses.

Reclamation on Nepean Sea Road.—In May 1913, the Board received a letter from Mr. H. N. Vakeel proposing to carry out the reclamation of about 107,000 square yards east of Nepean Sea Road, an area about which the Health Department of the Municipality have long been complaining as being a breeding place for mosquitoes. Mr. Vakeel asked for a lease of the land for 999 years. He proposed to build only very large bungalows in extensive compounds of not less than 10,000 square yards each. Government were consulted as the Trust were not competent to give a lease for more than 99 years. Government having consented to the grant of a lease of 999 years the Board have decided to call for tenders for the reclamation of this area.

Race Course.—In June last the Board received an application on behalf of the Western India Turf Club for a lease of the race course at Mahaluxmi at present held by the Club on sufferance. The Club asked for favourable terms having regard to its intention to effect permanent improvements and to expend considerable sums thereby greatly enhancing the value of the land to the Trust. In view of the possible future demand for public recreation grounds the Board were anxious that the improvements to be effected and their rate of progress should be definitely fixed. Certain proposals were communicated to the Club on 14th July 1913 and formed the subject of protracted negotiations which were still in progress at the end of the year. The terms (*vide* Appendix **M-4**) were eventually settled in June this year, and have been submitted to Government for approval under section 60 (2) (*b*) of the Act. It will be seen that the Turf Club are to be given a 30 years' lease and that they are required to fill in the land inside the course at the rate of 250,000 cubic feet per annum so as to bring it up to the level of the racing track.

G. W. HATCH, *Chairman*,

City of Bombay Improvement Trust.

15*th September* 1914.

LIBRARY OF THE BOMBAY BRANCH OF THE R.A.S.

APPENDIX A.

CAPITAL ACCOUNT.

Figures in lakhs.

	1909-10.		1910-11.		1911-12.		1912-13.		1913-14.	
	In year.	To the end of year.	In year.	To the end of year.	In year.	To the end of year.	In year.	To the end of year.	In year.	To the end of year.
	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
Receipts.										
Loan	85·0	400·0	50·0	450·0	...	450·0	25·0	475·0	18·0	493·0
Discount—or premium + ...	—3·6	— 6·3	— 0·5	— 6·8	...	—6·8	+0·4	—6·4	+0·2	—6·2
Sale proceeds	1·5	10·3	4·3	14·6	1·4	16·0	5·4	21·4	9·6	31·0
Appropriation from General Account...	0·5	18·2	1·6	19·8	2·9	22·7	5·0	27·7	7·4	35·1
Special contribution from Govt...	...	...	...	...	50·0	50·0	...	50·0	4·0	54·0
TOTAL ...	83·4	422·2	55·4	477·6	54·3	531·9	35·8	567·7	39·2	606·9
Expenditure.										
I.—On Government and Municipal Property.										
Schedule "C"	0·1	5·0	0·1	5·1	0·2	5·2	0·2	5·5	0·2	5·7
„ "D"	*N.*	7·7	0·1	7·8	0·2	8·0	0·5	8·5	—0·3	8·2
„ "E"	*N.*	4·3	0·2	4·5	0·1	4·6	*N.*	4·6	*N.*	4·6
Police Accommodation Schemes...	0·9	8·1	2·2	10·3	...	10·3	...	10·3	...	10·3
TOTAL ...	1·0	25·1	2·6	27·7	0·5	28·2	0·7	28·9	—0·1	28·8
II.—On the Trust's own acquired lands.										
Cost of management	2·0	13·9	1·9	15·8	1·2	17·0	1·7	18·7	1·9	20·6
Cost of establishment	2·4	16·8	2·6	19·4	2·6	22·0	2·5	24·5	2·4	26·9
Acquisition of land	39·7	274·6	42·9	317·5	32·2	349·7	14·5	364·2	57·9	422·1
Chawls	3·2	21·2	4·8	26·0	1·3	27·3	0·1	27·4	1·4	28·8
Roads	1·1	10·2	0·3	10·5	0·9	11·4	1·2	12·6	0·8	13·4
Other works	0·1	2·3	0·7	3·0	0·8	3·8	1·6	5·4	2·7	8·1
TOTAL ...	48·5	339·0	53·2	392·2	39·0	431·2	21·6	452·8	67·1	519·9
III.—Miscellaneous.										
Office buildings	*N.*	3·1	*N.*	3·1	*N.*	3·1	*N.*	3·1	...	3·1
Other items	0·3	2·9	*N.*	2·9	0·2	3·1	...	3·1	0·1	3·2
TOTAL ...	0·3	6·0	*N.*	6·0	0·2	6·2	...	6·2	0·1	6·3
IV.—Disposal of profits under section 79 (3).	17·76	17·76	0·53	18·29	1·6	19·9	...	19·9	...	19·9
TOTAL ...	17·76	17·76	0·53	18·29	1·6	19·9	...	19·9	...	19·9
GRAND TOTAL ...	67·6	387·9	56·3	444·2	41·3	485·5	22·3	507·8	67·1	574·9
Balance ...	15·8	34·3	—0·9	33·4	13·0	46·4	13·5	59·9	—27·9	32·0

N.= negligible.

BOMBAY, 1st *July* 1914.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

APPENDIX B-1.

ANALYSIS OF GENERAL ACCOUNT.

YEAR.	RECEIPTS.					EXPENDITURE.						
	Rents. Lakhs.	Municipal contribution. Lakhs.	Interest on investment. Lakhs.	Miscellaneous. Lakhs.	Total. Lakhs.	Maintenance. Lakhs.	Municipal rates and taxes. Lakhs.	Interest and sinking fund. Lakhs.	Miscellaneous. Lakhs.	Total. Lakhs.	Balance appropriated to capital. Lakhs.	
1	2	3	4	5	6	7	8	9	10	11	12	
1898-99	1·9	...	...	...	1·9	0·1	...	...	...	0·1	1·8	Rent received in 1898-99 was mainly rent under Schedule F.
1899-1900 ...	0·7	...	0·8	...	1·5	0·2	0·2	...	...	0·4	1·1	
1900-01	0·9	4·75	1·65	...	7·3	0·3	0·2	2·2	...	2·7	4·6	
1901-02	1·2	4·8	1·47	0·03	7·5	0·4	0·2	2·5	...	3·1	4·4	
1902-03	1·4	5·0	3·5	...	9·9	0·4	0·2	4·1	...	4·7	5·2	
1903-04	2·6	3·5	2·3	...	8·4	0·4	0·4	5·7	0·1	6·6	1·8	
1904-05	5·8	2·0	2·7	...	10·5	0·7	0·9	8·1	0·1	9·8	0·7	
1905-06	9·7	2·5	1·9	...	14·1	1·43	1·3	10·05	0·1	12·9	1·2	
											20·8	
1906-07	8·5	3·0	2·1	0·1	13·7	1·9	1·1	11·2	0·1	14·3	—0·6	
1907-08	8·1	3·6	2·4	0·1	14·2	2·2	1·0	12·1	0·1	15·4	—1·2	
1908-09	9·4	4·5	1·2	0·1	15·2	2·5	0·8	13·0	0·1	16·4	—1·2	
											3·0	
											17·8	
1909-10	11·4	7·8	1·5	0·2	20·9	*3·3	1·0	16·0	0·1	20·4	0·5	
1910-11	14·4	8·9	1·5	0·1	24·9	*3·1	1·0	19·1	0·1	23·3	1·6	
1911-12	16·6	8·6	2·2	0·1	27·5	*3·0	1·3	20·2	0·1	24·6	2·9	
1912-13	18·0	9·2	2·0	...	29·2	*2·7	1·0	20·5	0·1	24·3	4·9	
1913-14	20·9	9·3	2·5	...	32·7	*2·4	1·2	21·4	0·3	25·3	7·4	
Total to end of 1913-14 ...	131·5	77·5	29·7	0·7	239·4	25·0	11·8	166·2	1·3	204·3	35·1	

* Includes interest paid to Government and the Municipality under section 68 (1) of the Act.

Year.	Government.	Municipality.	Total.
1909-10 ...	65,350	41,241	1,06,591
1910-11 ...	46,440	37,841	84,281
1911-12 ...	61,858	37,276	99,134
1912-13 ...	68,194	37,431	1,05,625
1913-14 ...	54,644	27,668	82,312
	2,96,486	1,81,457	4,77,943

Out of 131·5 rents no less than 72·5 or 55 per cent. was from temporary occupations.

Of the 35·1 surplus 18·9 was paid to the Municipality and 1 to Government and the balance of the years 1911-12, 1912-13 and 1913-14, *viz.*, 2·9, 4·9 and 7·4, respectively, are not now payable to the Municipality owing to the amendment of the Act.

Of the 77·5 Municipal contribution, 18·9 was refunded, so that the nett Municipal contribution, after deducting taxes, is Rs. 46·8 in the 16 years.

Government contribution (profits from Schedule C Land) after deduction of the 1 lakh refunded to them as their share of profits, is 20 lakhs in the 16 years.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

BOMBAY, 1*st July* 1914.

APPENDIX B-2.

Showing from Appendix B-1 how the burden of interest and sinking fund charges on Trust's borrowings has been shared by Government, the Municipality and the Trust up to the end of 1913-14.

(*For explanation of the method followed*, vide *Annual Report for* 1908-09, *pp.* 25 *to* 29.)

Figures in lakhs.

Sources of Revenue.	Rents.	Maintenance.	Taxes.	Profit from land, Columns 2-3-4.	Profit from cash transactions.	Total interest and sinking fund charges.	Net profit in General Account distributed between Government, Municipality and Trust.	Distribution of interest and sinking fund charges.			Percentage of interest and sinking fund charges.
								Profit from land.	Cash profit.	Total.	
1	2	3	4	5	6	7	8	9	10	11	12
Government	29·8	7·9	0·89	21·0	.....	166·2	1·0	20·0	.....	20·0	12·0
Municipality...	3·1	3·1	0·44	—0·4	77·5		18·9	—0·4	58·6	58·2	35·0
Trust	98·6	14·0	10·49	74·1	29·1		*15·2	74·1	13·9	88·0	53·0
Total ...	131·5	25·0	11·8	94·7	106·6	166·2	35·1	93·7	72·5	166·2	100·0
If the Municipality had levied no taxes from the Trust, the figures would have been as follows :—											
Government	29·8	7·9	.....	21·9	.....	166·2	1·0	20·9	.....	20·9	12·6
Municipality	3·1	3·1	.....	.....	77·5		30·7	.....	46·8	46·8	28·1
Trust	98·6	14·0	.....	84·6	29·1		15·2	84·6	13·9	98·5	59·3
Total ...	131·5	25·0	.....	106·5	106·6	166·2	46·9	105·5	60·7	166·2	100·0

Note.—The Special grants of 50 lakhs and 4 lakhs paid by Government on 1st April 1911 and 6th May 1913 respectively have been placed to the credit of the Capital Account and do not therefore find a place in this statement.

* The profits of the years 1911-12, 1912-13 and 1913-14, *viz.*, 2·9 + 4·9 + 7·4 = 15·2 have been retained by the Trust in compliance with the amended Act.

J. P. ORR, *Chairman*,
City of Bombay Improvement Trust.

BOMBAY, 1*st July* 1914.

APPENDIX B-3.

Comparison of amounts contributed towards Trust's interest and sinking fund charges up to end of 1913-14 by Government and Municipality with capital borrowed by Trust up to end of 1913-14 for expenditure on Government and Municipal lands vested in the Trust.

000 omitted.

ITEM.	Capital Borrowed.			Government and Municipality's contribution to interest and sinking fund charges to end of 1913-14 as per Appendix B-2, Col. 11.
	For works.	For paying off General Account deficits.	Total.	
1	2	3	4	5
	Rs.	Rs.	Rs.	Rs.
Government lands. Schedule C Lands ...	5,51	...	5,51	.....
Government lands. „ E „ ...	4,69	75	5,44	.....
Government lands. Police Accommodation Schemes	11,02	1,32	12,34	.....
Total ...	21,22	2,07	23,29	20,00
Municipal lands—Schedule D ...	8,36	6,03	14,39	58,20
Grand Total ...	29,58	8,10	37,68	78,20

J. P. ORR, *Chairman*,
City of Bombay Improvement Trust.

BOMBAY, 1*st July* 1914.

APPENDIX B-4.

(Referred to in para. 18 of Report.)

Comparing the Municipal contributions to the Trust with 2 per cent. on City assessments.

000 omitted.

YEAR.	Rateable value chargeable with 2% under Section 72.	2% thereon.	Rateable value chargeable with General Tax.	Percentage rate of General Tax.	General Tax realizable for each year.	General Tax receipts in each year.	Payment to Trust under Section 72.	Balance of General Tax after such payment.	REMARKS.
1	2	3	4	5	6	7	8	9	10
1895-96 ...	2,32,73	4,65·46	2,32,62	8½	19,05	18,77	...	...	In 14 years ending 1913-14 rateable value increased from 252 to 499 lakhs, *i.e.*, by 247 lakhs or 98 per cent. at average rate of 17·64 lakhs per annum.
1896-97 ...	2,38,55	4,77·10	2,38,39	8½	19,52	18,55	...	...	
1897-98 ...	2,43,11	4,86·21	2,42,90	8½	19,84	20,56	...	...	In 5 years ending 1913-14 rateable value increased from 401 to 499 lakhs, *i.e.*, by 98 lakhs or nearly 24·44 per cent. at average rate of 19·60 lakhs per annum.
1898-99 ...	2,46,33	4,92·66	2,46,05	9½	22,37	22,24	...	...	
1899-1900...	2,52,22	5,04·44	2,51,93	12½	30,21	29,95	...	...	The full 2 per cent. (section 72) would have given Trust 103 lakhs. The Trust actually got only 58 lakhs at an average rate of Rs. 4,15,000 per annum, whereas the full 2 per cent. would have yielded an average of Rs. 7,36,000 per annum.
Total ...	12,12,94	24,25·87	12,11,89	...	1,10,99	1,10,07	...	...	
1900-01 ...	2,59,32	5,18·64	2,59,00	12½	30,98	30,16	4,75	25,41	Municipality's actual receipts for General Tax in 1900-14 fell short of full tax realizable by only 0·92 lakhs or 0·07 lakhs per annum.
1901-02 ...	2,62,73	5,25·46	2,63,58	10½	26,42	27,00	4,81	22,19	
1902-03 ...	2,69,74	5,39·48	2,70,60	10½	27,11	27,11	5,00	22,11	Out of these receipts the Trust got 58 lakhs while the Municipality got 444 lakhs. This 444 lakhs gave the Municipality in 1900-14 an average income of 31·71 lakhs per annum which is 9·70 lakhs more than the average of the preceding 5 years.
1903-04 ...	2,92,84	5,85·68	2,93,62	10½	29,81	29,03	3,50	25,53	
1904-05 ...	2,99,83	5,99·66	3,00,83	10½	30,50	31,78	2,00	29,78	
1905-06 ...	3,25,12	6,50·24	3,26,12	9	28,56	28,74	2,50	26,24	
1906-07 ...	3,53,23	7,06·46	3,54,23	9	31,10	30,87	3,00	27,87	For the 5 years 1900-05 the average rate of General Tax was 11; for the 5 years 1905-10 it was 9; for the last four years it is $10\frac{15}{32}$.
1907-08 ...	3,78,76	7,57·52	3,79,76	8⅜	31,27	31,14	3,56	27,58	
1908-09 ...	4,01,43	8,02·86	4,02,33	8⅜	33,26	32,95	4,50	28,45	When 2 per cent. was fixed for Municipal contribution to Trust it was thought that Municipality would be giving up 16 to 20 per cent. of its General Tax receipts every year. The full 2 per cent. was just over 20 per cent. of the actual receipts in 1900-14. But the Municipality gave up to the Trust only 11·5 per cent. of actual receipts.
1909-10 ...	4,24,39	8,48·78	4,25,20	9½	39,88	39,69	7,80	31,89	
1910-11 ...	4,47,36	8,94·72	4,47,99	10⅜	46,94	45,77	8,35	37,42	
1911-12 ...	4,61,17	9,22·34	4,61,65	10⅜	48,43	49,76	8,65	41,11	
1912-13 ...	4,74,74	9,49·48	4,75,16	10⅜	49,80	49,52	9,25	40,27	
1913-14 ...	4,99,03	9,98·06	4,99,36	10	49,23	48,85	9,32	39,53	
Total ...	51,49,69	1,02,99·38	51,59,43	...	5,03,29	5,02,37	76,99	4,25,38	
	Adjustment for refund under section 79 for 1908-09.					16,76			
	,, ,, ,,				1909-10.	53			
	,, ,, ,,				1910-11.	1,60	— 18,89	+ 18,89	or an average of 3,173 per annum as Municipality's share against Trust's share averaging 415 per annum.
	As the Trust Act is now amended the Trust has retained profits of 1911-12, 1912-13 and 1913-14, *viz.*, Rs. 2·9 lakhs, 4·9 lakhs and 7·4 lakhs respectively.					.....	58,10	4,44,27	

Note.—The figures in col. 2 show the amount payable to the Trust before the section was amended in January 1913. Since the amendment the Trust receives $\frac{2y}{x}$, where x represents rate of the General Tax fixed for the previous year and y the General Tax realized by the Municipality in that year including advances and arrears for 1912-13 and subsequent years.

BOMBAY, 1st *July* 1914.

J. P. ORR, *Chairman*,
City of Bombay Improvement Trust.

APPENDIX C.

(Referred to in para. 14 of Report.)

Analysis of Trust's loan transactions to end of 1912-13.

Loan of	Date of issue.	Description of loans (all for 60 years at 4 per cent.)	Average rate of issue.	Face Value of Debentures.	Premium + or discount —	Nett receipts.	Half-yearly interest payable.	Sinking Fund..					
								Basis.	Amounts payable ½ yearly.	Total amount paid to date.	Interest accrued to date.	Total S. fund including interest.	Nominal value of investment up to date in 4 per cent. stock.
1	2	3	4	5	6	7	8	9	10	11	12	13	14
			Rs. a. p.	Rs.	Rs.	Rs.	Rs.		Rs.	Rs.	Rs.	Rs.	Rs
1899	1st November 1899...	Improvement Trust coupon debentures.	96 0 0	50,00,000	— 2,00,000	48,00,000	1,00,000	4%	10,564	2,90,608	98,591	3,89,199	3,92,000
1901	6th September 1901...	Improvement Trust debentures.	95 4 0	30,00,000	— 1,42,394	28,57,606	60,000	,,	6,280	1,50,720	40,993	1,91,713	1,92,500
1902	15th July 1902 ...	Do. ...	98 2 0·6	30,00,000	— 56,150	29,43,850	60,000	,,	6,280	1,38,160	33,124	1,71,284	1,71,500
1903	20th August 1903 ...	Do. ...	100 4 0	60,00,000	+ 14,992	60,14,992	1,20,000	,,	12,560	2,51,200	53,122	3,04,322	3,03,000
1904	7th September 1904...	Do. ...	102 5 9·438	50,00,000	+ 1,18,083	51,18,083	1,00,000	,,	10,493	1,87,609	34,721	2,22,330	2,21,000
1905	12th ,, 1905...	Do. ...	103 10 2·75	30,00,000	+ 1,09,179	31,09,179	60,000	,,	6,280	1,00,480	16,391	1,16,871	1,16,500
1906	2nd October 1906 ...	Do. ...	100 15 9	20,00,000	+ 19,688	20,19,688	40,000	3%	6,148	85,962	12,002	97,964	98,000
1907	24th September 1907.	Do. ...	98 4 1·671	15,00,000	— 26,119	14,73,881	30,000	,,	4,610	55,315	6,450	61,765	61,500
1908	8th ,, 1908.	Do. ...	96 4 6·914	30,00,000	— 1,11,420	28,88,580	60,000	,,	9,219	92,194	8,569	1,00,763	1,00,000
1909	1st July 1909 ...	Improvement Trust coupon debentures.	£95 15 0	£ 5,66,600 or Rs. 84,99,000	— £24,080½ or —Rs. 3,61,208	£542,519½ or Rs. 81,37,792	£11,332 or Rs. 1,69,980	,,	25,654	2,30,888	18,695	2,49,583	2,47,000
1910	1st ,, 1910 ...	Do. ...	£99 0 0	£ 3,33,000 or Rs. 49,95,000	— £ 3,330 or —Rs. 49,950	£ 3,29,670 or Rs. 49,45,050	£6,660 or Rs. 99,900	,,	15,078	1,05,543	6,164	1,11,707	1,10,000
1912	28th August 1912 ...	Improvement Trust debentures.	101 12 8	„ 25,00,000	+ „ 44,789	„ 25,44,789	„ 50,000	,,	7,683	15,365	133	15,498	15,500
1913	26th August 1913 ...	Do. ...	100 15 7·26	„ 18,00,000	+ „ 17,556	„ 18,17,556	„ 36,000	,,	5,532	.....	.....	.....	.....
			98 11 9·312	4,92,94,000	— 6,22,954	4,86,71,046	9,85,880		1,26,381	17,04,044	3,28,955	20,32,999	20,28,500

J. P. ORR, *Chairman*,
City of Bombay Improvement Trust.

BOMBAY, 1*st July* 1914.

APPENDIX D-1.

Trust's estates on Government land (Schedule C and Schedule E) as at close of 1913-14.

Serial No.	Name of plot.	Area in thousands of sq. yds.	Schedule value in thousands of Rupees.	Developed Land.										Undeveloped Portion.		Remarks.
				Leased plots.				Unleased plots.				Open spaces in thousands of sq. yds.	Roads in thousands of sq. yds.			
				No.	Area in thousands of sq. yds	Capital value in thousands of Rupees.	Rental in thousands of Rupees.	No.	Area in thousands of sq. yds.	Capital value in thousands of Rupees.	Rental in thousands of Rupees.			Area in thousands of sq. yds.	Schedule value in thousands of Rupees.	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
	Schedule C.—Lands.															
1	Flats	1,414	207·8	...	..	...	...	...	...	...	...	...	...	1,414	207·8	An area of 383,912 sq. yds. on the Flats is being developed into a public park. An area of 728,192 sq. yds. is leased to the W. I. T. C. for a race-course.
2	Kennedy Sea Face ...	4	...	1	4·0	0·2	0·01	..	...	...	...	...	...	...	...	Swimming bath.
3	Cooperage	59	586	...	...	...	...	...	...	...	...	59	...	...	...	Appropriated as permanent open space under section 60 (4).
4	Marine Lines ...	88	1,206	...	...	...	...	...	...	...	...	88	...	...	...	Do. do.
		34·2		20	32·6	630·0	25·1	...	...	...	...	...	...	...	...	1,600 sq. yds. of road handed over to Municipality.
5	Wellington Lines ...	44	271	16	32·0	856·0	29·6	...	...	...	...	12*	...	...	...	* Central Garden.
6	Wodehouse Road ...	41	370	18	40·0	823·0	32·9	...	...	...	...	...	1	...	...	
7	Plot south of Old Town Barracks.	2	65	...	...	...	...	...	...	...	...	...	...	2	65	
8	Hornby Road... ...	57·1	1,272	38	45·1	1,783·5	60·5	...	...	...	...	...	...	...	...	12,000 sq. yds. road handed over to Municipality.
9	Plot south of Crawford Market (Hornby Road)	7·5	166	1	7·5	322·0	12·9	...	...	...	...	...	...	...	...	
	Total carried forward ...	1,750·8	4,143·8	94	161·2	4,414·7	161·01	...	...	...	...	159	1	1,416	272·8	

APPENDIX D-1.—*concld.*

Trust's estates on Government land (Schedule C and Schedule E) as at close of 1913-14.

Serial No.	Name of plot.	Area in thousands of sq. yds.	Schedule value in thousands of Rupees.	Developed Land. Leased plots. No.	Area in thousands of sq. yds.	Capital value in thousands of Rupees.	Rental in thousands of Rupees.	Unleased plots. No.	Area in thousands of sq. yds.	Capital value in thousands of Rupees.	Rental in thousands of Rupees.	Open spaces in thousands of sq. yds.	Roads in thousands of sq. yds.	Undeveloped Portion. Area in thousands of sq. yds.	Schedule value in thousands of Rupees.	Remarks.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
	Brought forward ..	1,750·8	4,143·8	94	161·2	4,414·7	161·01	...	...	...	...	159	1	1,416	272·8	
10	Plot north of Municipal Offices (Hornby Road)	7·0	198	1	7·0	222·0	4·8	...	...	...	...	...	...	...	...	
	West Chaupati Estate, including the Hill slope.	53·0*	580	...	...	...	...	...	...	...	..	53	...	...	...	*On actual measurements, Chaupati Estate is found to be 5,453 sq. yds. less than shown in Schedule C.
11		76·7		14	20·7	549·8	22·0	20	38·8	502·2	22·6	...	...	...	...	17,203 sq. yds. road handed over to Municipality.
	Old Distillery Plot ...	7·0	71	1	1·2	12·0	0·5	4	4·8	108·0	4·8	...	1	...	...	
12	Parel Estate	140·2	420·6	...	...	...	...	...	...	...	...	...	...	140·2	420·6	140,255 sq. yds. resumed by Government for Rs. 7,01,275 in 1913-14.
	Total	2,034·7	5,413·4	110	190·1	5,198·5	188·31	24	43·6	610·2	27·4	212	2	1,556·2	693·4	
	Site of Admiral's Bungalow (Marine Lines).	8·3	103	1	8·3	258	10·3	...	...	...	...	...	...	...	...	
	East Chaupati Estate.	4·7	32·9	4	3·9	91·9	4·1	1	0·8	9·6	0·4	...	...	...	...	
	Total ...	13·0	135·9	5	12·2	349·9	14·4	1	0·8	9·6	0·4	...	...	...	...	
	Schedule E—Lands.															
	Colaba Reclamation ...	68	...	31	48·0	2,203·0	99·1	4	6·0	151·0	6·8	14*	...	...	...	* Revetment. Roads (26,406 sq. yds.) handed over to Municipality, not shown here.
	Grand Total ...	2,115·7	5,549·3	146	250·3	7,751·4	301·81	29	50·4	770·8	34·6	226	2	1,556·2	693·4	

Roads transferred from the Trust's Estates to the Municipality under Section 45 (2) of the Act are not included in the above figures; they aggregate 55,175 square yards for Schedule C lands, and 26,406 square yards for Schedule E lands, as per particulars given in Appendix J. (1).

BOMBAY, 1*st July* 1914.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

APPENDIX D-2.

Trust's estates on Municipal land (Schedule D) as at close of 1913-14.

Serial No.	NAME OF ESTATE.	Area in thousands of sq. yds.	Schedule value in thousands of Rupees.	DEVELOPED LANDS.											UNDEVELOPED LANDS.		REMARKS.
				Leased plots.				Unleased plots.									
				No.	Area in thousands of sq. yds.	Capital value in thousands of Rupees.	Rental in thousands of Rupees.	No.	Area in thousands of sq. yds.	Capital value in thousands of Rupees	Rental in thousands of Rupees.	Open spaces in thousands of sq. yds.	Roads in thousands of sq. yds.	Service passages in thousands of sq. yds.	Area in thousands of sq. yds.	Schedule value in thousands of Rupees.	
1.	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
1	Connaught Road Estate.	29·7	170·0	16	12·2	102·2	4·1	...	...	...	...	...	...	1·5	* 16	78·8	*Being the area of 13 plots occupied by the Municipality for Maratha Hospital.
2	West Agripada Estate			73	87·5	675·9	27·13	50	80·9	538·9	25·1	29·7	27·7	8·1	...	...	54·0 Road handed over to the Municipality not included.
				C 6	29·3	219·6	8·8										
	East Agripada Estate.	380·8	1,188·1	...	...	...	...	...	...	...	...	...	...	...	63·1	196·9	
	Souter Street, West..			1	0·2	3·6	0·1										
3	Matunga Lands ...	291·0	347·0	...	...	...	...	...	...	...	...	...	...	...	291	347	Portion of 3 plots measuring 576 square yards are deducted from the originally reported area. The schedule value of the same is Rs. 490.
	Total ...	701·5	1,705·1	90	99·9	781·7	31·33	50	80·9	538·9	25·1	29·7	27·7	9·6	370·1	622·7	
				C 6	29·3	219·6	8·8										

C=Trust's chawls together with Trust's store yard covering 2,500 square yards valued at Rs. 19,500 equivalent to an annual rent of Rs. 781.

Roads transferred from the Trust estate to the Municipality under section 45 (2) of the Act are not included in the above figures. They aggregate 56,652 square yards, 2,700 out of Connaught Road Estate and 53,952 out of Agripada Estate.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

BOMBAY, 1*st July* 1914.

APPENDIX

Trust's Permanent Estates on their

Serial number of schemes.	Name of Scheme.	Land acquired up to 31st March 1914 as per Appendix F.		Developed					
				Leased plots.				Unleased	
		Area in thousands of sq. yds.	Awards in thousands of Rupees.	No.	Area in thousands of sq. yds.	Capital value in thousands of Rupees.	Rental in thousands of Rupees.	No.	Area in thousands of sq. yds.
1	2	3	4	5	6	7	8	9	10
1	First Nagpada	72·6	1,533·9	59 **C. 2**	42·0 **4·3**	866·5 **30·0**	34·66 **1·2**	...	...
2	Princess Street	118·4	6,727·6	96 **C. 2**	46·7 **9·7**	7,882·2 **162·5**	315·3 **6·5**	17	12·9
3	Sandhurst Road ...	248·2	8,245·1	96 **C. 2**	65·42 **14·4**	4,144·7 **217·5**	165·79 **8·7**	74	51·51
4	Gamdevi	181·7	1,216·0	51	49·8	1,162·5	46·5	54	56·4
5	Dadar-Matunga ...	1,316·5	2,034·1	...	...	...	...	17	4·39
6	Sion-Matunga ..	1,542·3	1,732·6	...	...	...	...	...	...
8	Mandvi-Koliwada ...	29·3	1,980·1	25 **C. 1**	11·11 **4·0**	1,197·7 **345·0**	47·9 **13·8**	8	4·44
9	Sankli Street ..	0·3	17·0	...	...	....	...	...	...
13	Souter Street East and Central Agripada.	32·0	97·2	17	13·83	145·4	5·84	16	10·9
27	Mathew Road	47·9	1,089·0	16	28·3	983·3	39·33	2	2·47
29	Nowroji Hill	171·6	6,352·4	...	...	...	...	...	...
30	Souter Street Extension Westwards.	16·9	69·5	...	...	...	...	...	...
31	Parel	438·6	3,928·6	... **C. 1**	... **8·0**	... **50·0**	... **2·0**	...	...
32	East Agripada	164·5	1,566·1	...	...	...	...	...	...
33	Bhatwadi	7·2	277·9	5	3·1	87·9	3·52	1	0·8
36	Chunam Kiln Road ...	7·5	222·1	1	0·3	15·3	0·6	...	...
37	Sydenham Road ...	31·2	4,522·8	...	...	...	...	...	...
	Police Accommodation Schemes.								
14	Nagpada	...*	...*	1	4·0	72·4	3·2	...	...
16	Wodehouse Road ...	6·6	76·3	1	6·6	76·9	3·4	...	...
17	Duncan Road	0·3	39·0	1	0·3	38·4	1·7	...	...
18	Sheppard Road ...	1·2	15·9	1	1·2	15·8	0·7	...	...
19	Agripada	4·8	44·9	2	4·8	47·5	2·1	...	...
23	Connaught Road ...	1·7	13·4	2	1·7	13·6	0·6	...	...
26	Princess Street ...	...†	...†	2	1·5	153·8	6·8	...	...
	Total ...	4,441·3	41,801·5	376 **C. 8**	280·66 **40·4**	16,903·9 **805·0**	677·94 **32·2**	189	153·81

Roads transferred from the Trust's estates to the Municipality under section 45 (2) of the Act

C=Board's

BOMBAY, 1*st July* 1914.

D-3.

own land as at close of 1913-14.

LAND.					UNDEVELOPED LAND.			
plots.								
Capital value in thousands of Rupees.	Rental in thousands of Rupees.	Open spaces in thousands of sq. yds.	Roads in thousands of sq. yds.	Service passages in thousands of sq. yds.	Area acquired in thousands of sq. yds.	Proportionate cost of acquisition in thousands of Rupees.	Total of columns 6, 10, 13, 14, 15 & 16.	Explanation of difference between columns 3 & 18. (Areas and values are shown in thousands).
11	12	13	14	15	16	17	18	19
...	...	2·8	...	4·0	...	...	53·1	14·6 sq. yds. road handed over to Municipality 4·0 P. A. site transferred to Government.
1,131·0	50·9	...	...	4·7	...	...	74·0	43·0 sq. yds. road handed over to Muplty. 1·5 P.A. site trsfd. to Govt.
1,964·6	88·4	2·3	23·2	3·6	23·7	787·3	194·13	53·8 sq.yds. road handed over to the Muny.; 0·27 sq. yds. sold outright.
1,162·0	52·3	13·2	22·0	6·0	...	...	147·4	33·3 sq. yds. road handed over to Muply. 1·0 transferred to Parsi Panchayet.
26·35	1·18	...	3·8	...	1,229·6	1,893·6	1,237·8	78·7 sq. yds. sold to Vic. Tec. Institute for Rs. 354.
...	...	...	...	...	1,536·1	1,720·4	1,536·1	5·4 sq. yds. sold to G. I. P. Ry. for Rs. 6·2; 0·8 sq. yds. sold for Rs. 9·7.
406·6	18·3	...	4·5	1·0	...	...	25·05	1·05 sq. yds. sold to Municipality for Rs. 78·2; 9·1 sq. yds. road handed over to Municipality; 6·4 sq. yds. difference as explained in Engineer's No. 3456, dated 15th May 1912.
...	...	...	...	...	...	...	...	0·3 sq. yds. road handed over to Municipality.
106·1	4·7	...	0·7	1·8	...	...	27·23	3·3 sq. yds. road handed over to Municipality; 1·46 sq. yds. resumed by Municipality.
53·33	2·4	...	3·8	1·5	...	...	36·07	12·8 sq. yds. road handed over to Muplty.; 0·9 sq. yds. sold to Government for Rs. 26·79.
...	...	...	9·2	...	162·4	6,012·1	171·6	
...	...	...	2·1	...	...	...	2·1	15·5 sq.yds. sold to B.B. & C.I.Ry. Co.
...	...	...	22·1	...	352·4	3,424·2	382·5	56·1 sq. yds. sold outright for Rs. 419·7.
...	...	...	...	...	164·5	1,566·1	164·5	
10·0	0·45	...	2·5	0·3	...	...	6·7	1·5 sq. yds. retained.
...	...	...	2·7	...	...	...	3·0	8·2 sq. yds. road handed over to Muny.; 3·4 sq. yds. acquired under Sec. 41 of the Improvement Act.
...	...	...	...	...	31·2	4,522·8	31·2	
...	...	...	...	...	...	...	4·0	*Included in Scheme 1.
...	...	...	...	...	...	...	6·6	
...	...	...	...	...	...	...	0·3	
...	...	...	...	...	...	...	1·2	
...	...	...	...	...	...	...	4·8	
...	...	...	...	...	...	...	1·7	
...	...	...	...	...	...	...	1·5	†Included in Scheme 2.
4,859·98	218·63	18·3	96·6	22·9	3,499·9	19,926·5	4,112·58	178·4 sq. yds. road handed over to the Municipality; 158·72 sq. yds. land sold; 5·5 sq. yds. P. A. site.

are not included in the above figures; they aggregate 1,78,355 square yards.
chawl site.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

APPENDIX D-4

Summary.

NAME.	LAND.		DEVELOPED LAND.												UNDEVELOPED LAND.	
			LEASED PLOTS.				UNLEASED PLOTS.									
	Area in thousands of sq. yds.	Cost of acquisition in thousands of Rupees.	Number.	Area in thousands of sq. yds.	Capitalized value in thousands of Rupees.	Rental in thousands of Rupees.	Number.	Area in thousands of sq. yds.	Capitalized value in thousands of Rupees.	Rental in thousands of Rupees.	Open spaces in thousands of sq. yds.	Roads in thousands of sq. yds.	Service passages in thousands of sq. yds.	Total area of developed land in thousands of sq. yds. (5, 9, 12, 13, 14)	Area in thousands of sq. yds.	Cost of acquisition in thousands of Rupees.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
1. Trust's estates on Government land (Schedules C and E).	2,115·7	5,549·3	146	250·3	7,751·4	301·81	29	50·4	770·8	34·6	226·0	2	...	528·7	1,556·2	693·4
2. Trust's estates on Municipal land (Schedule D).	701·5	1,705·1	90 **C. 6**	99·9 **29·3**	781·7 **219·6**	31·33 **8·8**	50	80·9	538·9	25·1	29·7	27·7	9·6	277·1	370·1	622·7
3. Trust's estates on their own land.	4,441·3	41,801·5	376 **C. 8**	280·66 **40·4**	16,903·9 **805·0**	677·94 **32·2**	189	153·81	4,859·98	218·63	18·3	96·6	22·9	612·67	3,499·9	19,926·5
Total ...	7,258·5	49,055·9	612 **C. 14**	630·86 **69·7**	25,437·0 **1,024·6**	1,011·08 **41·0**	268	285·11	6,169·68	278·33	274·0	126·3	32·5	1,418·47	5,426·2	21,242·6

BOMBAY, 1st July 1914.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

APPENDIX D-5.

(Referred to in para. 9 of Report.)

Note on Government lands vested in the Trust.

1. The Government lands originally vested in the Trust were of two classes, *viz.*—

(*i*) land which the Trust were free to develop into building estates forthwith; and

(*ii*) land which the Trust could develop into building estates either not at all (*e.g.*, the Flats), or only with the previous sanction of Government.

2. Lands of the former class were valued in Schedule C, and the aggregate value formed the Board's capital debt to Government, while on the other lands no value was set in the Schedule, and so for the time being the Trust incurred no debt in respect of them.

3. It was, however, provided that when any of these latter lands were actually appropriated for building purposes, their value should be added to the capital debt on which 3 per cent. interest was payable by the Trust under section 68, while the value of any that might be definitely appropriated as permanent open spaces should, on such appropriation, be added to the capital debt, but should be exempt from interest. The value of these open spaces was to be gradually paid to Government out of the Trust's profits under section 79 (3) (*b*) (*ii*).

4. There were, therefore, three classes of Government lands vested in the Trust under Schedule C, *viz.*—

Class A.—Those in respect of which the Trust had a capital debt subject to interest.

Class B.—Those in respect of which the Trust had a capital debt exempt from interest.

Class C.—Those in respect of which the Trust had no capital debt.

5. The gradual changes in these classes from year to year are traced out in the Statement at pages 32-37 of the Report for the year 1908-09, which had, however, to be amended from 1907-08 onwards, owing to deductions from capital debt made in 1909-10 and 1910-11, in respect of roads on the Hornby Road, Marine Lines, Wodehouse Road and Chaupati Estates, taking effect as from 1st April 1908. The effect of these amendments was shown in the statements appended to the Report for 1910-11, which also gave figures for that year. Subsequent changes during the year 1911-12 and 1912-13 were shown in the statements appended to the reports for those years. The changes in 1913-14 were the resumption of 140,255 square yards out of the Parel Estate for the Bombay Bacteriological Laboratory, and the exclusion from the Wodehouse Road Plot of 898½ square yards leased by the Secretary of State for India to the Trustees of the Wesleyan Church in 1895 and included in Schedule C by mistake.

Important changes have however been effected by Bombay Act I of 1913 in respect of Scheduled lands. The Trust's debt and consequently the 3 per cent. interest thereon have been abolished; plots (*e*) to (*m*) of the Flats (194,262 square yards valued at Rs. 2,07,805) have been made the absolute property of the Board, so that they are no longer debarred from developing them as building estates; and the remainder of the Flats has been definitely appropriated for open recreation grounds.

6. The nett result of all these changes since 1898 is that—

(1) the area which the Trust has always been (nominally)* free to develop into building estates (Class A) has been reduced from 7·9 lakhs square yards, valued in Schedule C at Rs. 72·6 lakhs, to 3·9 lakhs square yards, valued in Schedule C at Rs. 34·5 lakhs;

*But see note in col. 17 of Appendix D (1) as to practical restrictions on development.

(2) out of the remainder (22·6 lakhs square yards) of the original Schedule C Estate, the Board now hold 1·9 lakhs square yards, valued at Rs. 2·1 lakhs as a building estate on the Flats, 13·7 lakhs square yards as areas permanently appropriated as open spaces for recreation on the Cooperage Plot, Marine Lines Maidan and the Flats, and 0·5 lakhs square yards as open space on the hillside above Chaupati.

J. P. ORR, *Chairman*,
City of Bombay Improvement Trust.

BOMBAY, 1*st July* 1914.

STATEMENT A.

Showing the balance on hand (Plot by Plot) of Schedule **C**, *areas and values as on* 31*st March* 1914.
(*Referred to in para.* 9 *of Report.*)

Item No.	Name of Estate.	As per Schedule C.		As on 31st March 1914.		Remarks.
		Area.	Value.	Area.	Value.	
1	2	3	4	5	6	7
		Sq. yds.	Rs.	Sq. yds.	Rs.	
1	Flats (as per deposited plan)	1,701,251	...	14,13,852	...	Under Bombay Act I of 1913 plots (*e*) to (*m*) (area=194,262 square yards, valued at Rs. 2,07,805), have become Trust's absolute property and the remainder has been permanently appropriated as open spaces.
2	Kennedy Sea Face—					
	Building land	...	...	4,444	250	
	Land not appropriated for building	419,033	...	...	...	Resumed under Government Resolution, General Department, No. 4157 of 8th July 1911. Handed over on 30th September 1911.
3	Cooperage	66,178	...	58,558	5,85,580	Appropriated as permanent open space on 28th November 1899, *vide* Government Resolution, General Department, No. 5442 of 28th November 1899.
4	The Secretariat Plot	17,700	...	...	...	Resumed by Government on 5th October 1910.
5	Marine Lines—					
	Open space	122,163	12,21,630	87,751	8,77,510	Appropriated as permanent open space on 8th October 1901, *vide* Government Resolution, General Department, No. 5762, dated 8th October 1901.
	Building Estate	...	...	31,270	3,12,700	
6	Wellington Lines	42,394	4,23,940	34,332	2,71,019	Out of 1,980 square yards from Cooperage transferred to this Estate under Government Resolution, General Department, No. 4397 of 5th October 1899, only an area of 307 square yards (value=Rs. 3,070) now forms part of this Estate ; the remainder (1,623 square yards) forms part of the area resumed for the Admiral's House.
7	Wodehouse Road	55,625	5,56,250	39,292	3,48,748	*Vide* T.R. No. 166 of 1913 to exclude portion of this estate leased by the Secretary of State to Wesleyan Church by deed of 4th March 1895.
8	Cotton Green	13,105	1,31,050	...	...	Resumed on 3rd February 1904.
9	Saluting Battery Plot	5,600	2,80,000	...	...	Resumed on 10th May 1903.
	Carried over ...	24,43,049	26,12,870	16,69,499	23,95,807	

STATEMENT **A**.

Showing the balance on hand (Plot by Plot) of Schedule **C**, *areas and values as on 31st March* 1914—contd.

Item No.	Name of Estate.	As per Schedule C.		As on 31st March 1914.		Remarks.
		Area.	Value.	Area.	Value.	
1	2	3	4	5	6	7
		Sq. yds.	Rs.	Sq. yds.	Rs.	
	Brought forward ...	24,43,049	26,12,870	16,69,499	23,95,807	
10	Crescent Site	31,957	7,98,925	...	...	Resumed on 23rd September 1905.
11	Plot, south of Old Town Barracks	2,166	64,980	2,166	64,980	
12	Hornby Road	71,051	14,21,020	44,986	8,77,679	
13	Plot, south of Crawford Market	9,569	1,91,380	7,627	1,52,540	
14	Dispensary Plot	1,642	33,840	...	...	Acquired by Government for Railway Company on 8th April 1910.
15	Plot, north of Municipal Offices	6,600	1,98,000	6,600	1,98,000	
16	Chowpatti Estate—					
	Building Land	89,623	8,96,230	65,599	6,55,986	Area and schedule value reduced on account of deficiency of about 5,453 square yards in actual area below schedule area, as ascertained on field survey made in 1909-10.
	Hill Slope	52,675	...	52,586	...	
17	Police Lines Plot at Dadar	5,234	52,340	...	...	Resumed by parts—lastly on 1st December 1903.
18	Parel Estate	3,30,469	9,91,407	1,24,893	3,67,018	(1) 1,40,255 square yards resumed by Government for Bombay Bacteriological Laboratory under Government Resolution, General Department, No. 819, dated 30th January 1914; (2) 50,000 square yards resumed for King Edward Memorial Hospital under Government Resolution, General Department, No. 3254 of 30th May 1911, handed over on 15th December 1911; (3) 15,321 square yards resumed for Veterinary College playground, being no longer required by Government, restored to Trust on same terms and conditions as before.
	Total ...	30,44,035	72,60,992	19,73,956	47,12,010	

STATEMENT **A**.

Showing the balance on hand (Plot by Plot) of Schedule **C**, *areas and values as on* 31*st March* 1914—concld.

Item No.	Name of Estate.	As per Schedule C.		As on 31st March 1914.		Remarks.
		Area.	Value.	Area.	Value.	
1	2	3	4	5	6	7
		Sq. yds.	Rs.	Sq. yds.	Rs.	
	Add—Areas held from Government on terms similar to those of Schedule **C**	(As originally made over.)				
1	Admiralty Site, Marine Lines	8,258	1,03,225	8,258	1,03,225	
2	Land out of Mayo Road added to Wellington Lines Estate ...	106	– 1,065	106	1,065	
3	Land at Charni Road Level-crossing (East Chowpati Estate).	7,449	...	5,171	38,670	Out of this 543 square yards have been appropriated as follows :— 411 square yards to the emplacement of the western approach of Sandhurst Bridge. 132 square yards to the 10 feet passage on the west of plot No. 3.
4	Veterinary College Playground Plot at Parel	15,321	53,624	15,321	53,624	
	Total ...	31,134	1,57,914	28,856	1,96,584	
	Grand Total ...	30,75,169	74,18,906	20,02,812	49,08,594	

Bombay, 1*st July* 1914.

J. P. ORR, *Chairman*,
City of Bombay Improvement Trust.

STATEMENT B.

Showing the balance on-hand of Schedule **D** *areas and value as on 31st March 1914.*
(Referred to in para: 9 of Report.)

Item No.	Name of Estate.	As per Schedule D.		As on 31st March 1914.		Remarks.
		Area.	Value.	Area.	Value.	
1	2	3	4	5	6	7
1	Connaught Road Estate	Sq. yds. 36,827	Rs. 1,93,074	Sq. yds. 29,493*	Rs. 1,48,984*	*Includes the area (15,752 sq. yds.) and value (Rs. 78,760) of the Maratha Hospital site, which is still in the occupation of the Municipality and 1,519 square yards (valued at Rs. 8,483) appropriated to service passages.
2	Agripada Estate	4,12,815	12,98,137	4,03,890	12,18,409	Includes 89,064 square yards (valued at Rs. 2,69,755) appropriated to roads and service passages and 29,734 square yards (valued at Rs. 89,202) appropriated as open space.
3	Lands at Matunga	2,98,376	3,49,348	2,91,267	3,47,405	
	Total ...	7,48,018	18,40,559	7,24,650	17,14,798	Subject to deduction under the footnote to Schedule **D** on account of areas occupied by roads.

Bombay, 1st *July* 1914.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

APPENDIX E.

Progress in Trust's Schemes.

Scheme. No.	Scheme. Name.	Area included in Scheme in lakhs of sq. yds.	Work done in 1913-14.	Work to be done after 1913-14.	Borrowed Capital in thousands of Rupees. Spent to end of 1913-14.	Borrowed Capital in thousands of Rupees. To be spent after 1913-14.	Remarks.
1	2	3	4	5	6	7	8
					Rs.	Rs.	
1	1st Nagpada	0·7	*Nil* ...	*Nil* ...	2,715	...	
2	Princess Street	1·3	Metalling and tarring service passage between plots 97 and 98 and South of plots 6 to 8. Constructing water entrances at Abdul Rehman Street. Paving footpath in front of plots 106 and 115. Part of Pinjari Street between Abdul Rehman Street and Baloo Sarang Street was acquired. During the year 2 acquired buildings (Cases 322 and 326) were demolished.	Metalling and tarring service passage off Pinjari Street. Widening Abdul Rehman Street and paving footpaths.	7,864	100	
3	Sandhurst Road... ...	2·6					
	Sandhurst Road, West ...	...	Pavement of footpaths in front of completed buildings plots Nos. 8, 18, 17, 41, 42, 54 and 75 done. Complete removal of S. P. huts from 262 rooms at Charni Road to West Chaupati.	Pavement of footpaths in front of the remaining plots to be done 40′ road to the West of the Charni Road.			
	Sandhurst Road, East ...	...	Pavement of footpaths in front of completed buildings on plots Nos. 17, 24, 86, 48, 57 and 58 done. Tarring of two service passages. Only one case was acquired and 9 cases were demolished. Pipe Sewer and S. W. Drain on the available portion of road between Dongri Street and 60 Nowroji Hill Road practically completed. Filling in portion of low-lying land in Case 512.	Pavement of footpaths in front of remaining plots to be done. Remaining service passages to be done. The set-backs in cross roads (in Kumbharwada and Null Bazar Sections) to be done. Construction of road between Dongri Street and 60′ Nowroji Hill Road.	10,135	433	
		4·6		Carried over ...	20,714	533	

Progress in Trust's Schemes—contd.

Scheme. No.	Scheme. Name.	Area included in Scheme in lakhs of sq. yds.	Work done in 1913-14.	Work to be done after 1913-14.	Borrowed Capital in thousands of Rupees. Spent to end of 1913-14.	Borrowed Capital in thousands of Rupees. To be spent after 1913-14.	Remarks.
1	2	3	4	5	6	7	8
		4·6		Brought forward ...	Rs. 20,714	Rs. 533	
4	Gamdevi	1·8	Pavement of footpaths in front of completed buildings on Plots Nos. 17 and 48.	Pavement of footpaths in front of completed buildings. Making up portion of Tejpal Road.	2,099	67	
5	Dadar-Matunga	16·7	Light Railway is in use and filling in by departmental and contractor's agency continued. Work of construction of two of the roads in the scheme partially done. Extra excavation (due to our wanting the mains lowered to admit of our sewers and drains crossing them) for the new 48″ Tansa Main on Vincent Road taken in hand. 78 buildings were acquired and 31 demolished.	Most of the filling in and of road making and tree plantation.	2,507	3,717	
6	Sion-Matunga	19·8	Pipe sewer in portion of 60′ Road levelling and filling in for building plots and roads. Tree and hedge plantation and work of semi-permanent huts for the displaced villagers. 127 buildings were acquired and only 1 was demolished.	Most of the filling in and work of road making and tree plantation.	2,047	5,597	
7	Colaba Reclamation ...	0·8	*Nil* ...	*Nil* ...	468	...	Completed in 1910-11.
		43·7		Carried over ...	27,835	9,914	

Progress in Trust's Schemes—contd.

Scheme.		Area included in Scheme in lakhs of sq. yds.	Work done in 1913-14.	Work to be done after 1913-14.	Borrowed Capital in thousands of Rupees.		Remarks.
No.	Name.				Spent to end of 1913-14.	To be spent after 1913-14.	
1	2	3	4	5	6	7	8
		43·7		Brought forward ...	27,835	9,914	
8	Mandvi-Koliwada... ...	0·4	Paving footpaths in front of plots 33-34, 31-32 and 3. Constructing water gullies and carriage entrances Laying 6" pipe sewer in the service passage between plots 7-11.	Paving footpath. Metalling and tarring service passages and constructing carriage entrances.	2,457	245	
9	Sankli Street	...	*Nil* ...	*Nil* ...	24	...	Completed in 1905-06.
10	Street Scheme on plot south of Crawford Market.	...	*Nil* ...	*Nil* ...	Included in Schedule C.		,, ,, 1905-06.
11	Street Scheme, Agripada ...	...	Pavement of footpaths in front of completed buildings on plots 42, 44 and 46.	Pavement of footpaths in front of completed buildings.	Included in Schedule D.		
12	Street Scheme, Connaught Road.	...	*Nil* ..	*Nil* ...			
13	Souter Street Extension, eastward.	0·1	Road was handed over to Municipality.	Footpath pavement in front of plots remaining to be done.	66	7	
14	Police Accommodation Scheme, Nagpada.	0·04	*Nil* ...	*Nil* ...	156	...	,, ,, 1905-06.
15	Police Hospital, 1st Nagpada.	...	*Nil* ...	*Nil* ...	...	...	Scheme dropped.
		44·2		Carried over ...	30,538	10,166	

Progress in Trust's Schemes—contd.

Scheme. No.	Scheme. Name.	Area included in Scheme in lakhs of sq. yds.	Work done in 1913-14.	Work to be done after 1913-14.	Borrowed Capital in thousands of Rupees. Spent to end of 1913-14.	Borrowed Capital in thousands of Rupees. To be spent after 1913-14.	Remarks.
1	2	3	4	5	6	7	8
		44·2		Brought forward ...	30,538	10,166	
16	Police Accommodation, Wodehouse Road.	0·06	*Nil* ...	*Nil* ...	323	...	Completed in 1905-06.
17	Do. Duncan Road.	...	*Nil* ...	*Nil* ...	57	...	„ „ 1908-09.
18	Do. Shepherd Road.	0·01	*Nil* ...	*Nil* ...	36	...	„ „ 1905-06.
19	Do. Agripada ...	0·05	*Nil* ...	*Nil* ...	179	...	„ „ 1909-10. 1910-11.
20	Street Scheme, Wellington Lines.	...	*Nil* ...	*Nil* ...	Included in Schedule C Estate.		„ „ 1902-03.
21	Do. Wodehouse Road.	...	*Nil* ...	*Nil* ...			„ „ 1905-06
22	Do. Hornby Road	...	*Nil* ...	*Nil* ...			„ „ 1911-12.
23	Police Accommodation, Connaught Road.	0·02	*Nil* ...	*Nil* ...	79	...	„ „ 1908-09.
24	Do. Princess Street.	0 01	*Nil* ...	*Nil* ...	266	...	„ „ 1910-11.
25	Do. Gamdevi ...	...	*Nil* ...	The whole	...	110	
26	Do. Foras Road ...	...	*Nil* ...	*Nil* ...	...	...	Abandoned in 1903-04.
		44·3		Carried over ...	31,478	10,276	

Progress in Trust's Schemes—contd.

Scheme No.	Scheme Name.	Area included in Scheme in lakhs of sq. yds.	Work done in 1913-14.	Work to be done after 1913-14.	Borrowed Capital in thousands of Rupees. Spent to end of 1913-14.	Borrowed Capital in thousands of Rupees. To be spent after 1913-14.	Remarks.
1	2	3	4	5	6	7	8
		44·3		Brought forward ...	31,478	10,276	
27	Mathew Road Street Scheme.	0·5	Pavement of footpaths in front of completed buildings on plots Nos. 2 and 18.	Pavement of footpaths. Remaining footpaths.	1,231	102	
28	Mahim-Dharavi	...	*Nil* ...	*Nil* ...	...	...	Abandoned.
29	Nowroji Hill	1·7	Out of 8·5 lakhs of cubic feet of stone removed from Nowroji Hill quarries about 2·5 lakhs cubit feet were removed from quarry No. 1 which was worked departmentally, leaving about 3·5 lakhs of cubic feet to be removed from that quarry. Pipe sewers and storm-water drain of further portion of 60′ N. H. Road south of Sandhurst Road and also of cross roads completed 18″ and 6″ water mains on Old Chinch Bunder Road diverted and work of constructing R. C. Chawls started. 1 building acquired and 23 buildings demolished. The filling in over the lowlying area in Case 2 completed.	About 98 lakhs cubic feet of stone to be quarried. 60′ Nowroji Hill Road to be completed. The cross roads between the 60′ Nowroji Hill Road and the scarp of the Hill to be completed. R. C. Chawls with godowns to be completed.	7,102	188	
30	Souter Street Extension, Westward.	0·4	*Nil* ...	*Nil* ...	...	...	
		46·9		Carried over ...	39,811	10,566	

Progress in Trust's Schemes—contd.

Scheme. No.	Scheme. Name.	Area included in Scheme in lakhs of sq. yds.	Work done in 1913-14.	Work to be done after 1913-14.	Borrowed Capital in thousands of Rupees. Spent to end of 1913-14.	Borrowed Capital in thousands of Rupees. To be spent after 1913-14.	Remarks.
1	2	3	4	5	6	7	8
		46·9		Brought forward ...	39,811	10,566	
31	Parel Street Scheme ...	9·9	A length of 450′ of the pipe sewer on Suparibaug Road completed. Tree plantation and filling in of low-lying lands and tanks. Semi-permanent rooms in the compound of the Suparibaug Road Chawls and also on Vincent Road for the displaced tenants of Case No. 98. 7 buildings were acquired out of which only one was demolished.	Completion of pipe sewer work on Suparibaug Road. Completion of 40′ road near Choregully. Construction of other roads in the Scheme and filling in low-lying lands and hollows. Completion of semi-permanent rooms in the compound of the Suparibaug Road Chawl and on Vincent Road.	4,194	1,861	Chawls completed in 1912-13.
32	East Agripada	2·7	Filling in schedule land completed; also filling in of Cases 44 and 49 completed. Filling in of Case 45 is taken in hand. Pipe sewer and S. W. drain for road No. III counting from south completed, as also metalling and kerbing for a length of 500′. Semi-permanent camp containing 133 rooms was erected. Cases acquired 147; Cases demolished 3.	The whole with the exception of the filling in done and the portion of road No. III.	1,578	3,024	
33	Bhatwadi	0·1	Erecting vent shaft to sewer and paving foot-paths in front of completed buildings on plots 1 and 3.	20′ cross roads and tarring of foot-paths in front of completed buildings and tarring of service passages.	302	...	
		59·6		Carried over ...	45,885	15,451	

Progress in Trust's Schemes—contd.

Scheme.		Area included in Scheme in lakhs of sq. yds.	Work done in 1913-14.	Work to be done after 1913-14.	Borrowed Capital in thousands of Rupees.		Remarks.
No.	Name.				Spent to end of 1913-14.	To be spent after 1913-14.	
1	2	3	4	5	6	7	8
		59·6		Brought forward ...	45,885	15,451	
34	Police Accommodation, Chunam Kiln Road.	...	*Nil* ...	The whole	...	*A*	*A*. Detailed Plans and Estimates have yet to be sanctioned by the Board.
35	Police Accommodation, Falkland Road.	...	*Nil* ...	The whole	...	*A*	
36	Street Scheme, Chunam Kiln Road.	0·1	Footpath pavement in front of completed buildings.	Footpath pavement remaining. ...	276	...	
	Schedule C land laying out Chowpati Estate.	...	*Nil.*	Construction of 20′ road on the west of Dadysett Street so as to give an access to the proposed Municipal Metal Depôt and Market and then to run by the foot of the hill giving access to plots facing the hill.	Included in Schedule C.		
37	Sydenham Road Street Scheme.	0·9	Cases acquired 101; cases demolished 11.	The whole.	4,769	12,111	
38	Police Accommodation, Mandvi-Koliwada.	...	*Nil* ...	The whole	...	*A*	
39	Police Accommodation Scheme, Parel Road.	...	*Nil* ...	The whole	...	*A*	
40	Mazagon Police Accommodation Scheme.	...	*Nil* ...	The whole	...	*A*	
		60·6		Total ...	50,930	27,562	
					78,492		

BOMBAY, 1*st July* 1914.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

APPENDIX F.

Statement showing the area acquired up to the beginning of, in and up to the end of 1913-14, and the cost thereof with estimate of cost of acquisition yet to be effected in sanctioned schemes.

Note.—The Schemes not included in column 1 either involve no acquisition or have not yet been sanctioned.

	Land acquired up to beginning of 1913-14.			Land acquired in 1913-14.			Total land acquired up to end of 1913-14.			Land yet to be acquired at end of 1913-14.					REMARKS.
SCHEME.	No. of Cases.	Total area acquired.	Awards.	No. of Cases.	Total area acquired.	Awards.	No. of Cases.	Total area acquired.	Awards.	No. of Cases.	Area.	Estimated Cost.			
												Awards.	General Charges @ 10 %	Total.	
	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68
		Sq. yds.	Rs.		Sq. yds.	Rs.		Sq. yds.	Rs.		Sq. yds.	Rs.	Rs.	Rs.	
1	107	72,616	15,33,902	....	....	....	107	72,616	15,33,902	1	186	10,000	1,000	11,000	"The figures in column 65 are obtained by deducting the total of awards issued from the cost of acquisition as estimated when the last forecast was under preparation. In some schemes considerable savings have been made on the estimates, while in many instances the cost of acquisition has been reduced by settlements under which holders have been allowed to retain their properties. Detailed figures for each scheme revised to date are not available, but a rough estimate shows that the cost of awards for all land still to be acquired in sanctioned schemes at the end of 1913-14 may be taken at Rs. 1,16,00,000."
2	391	118,421	67,27,609	....	39	....	391	118,460	67,27,609	1	18	25,000	2,500	27,500	
3	541	247,765	82,42,900	3	434	2,245	544	248,199	82,45,145	....	....	....	....	....	
4	66	176,614	12,14,959	2	5,041	1,001	68	181,658	12,15,960	....	....	....	....	....	
5	514	1,277,092	19,15,168	72	39,445	1,18,938	586	1,316,537	20,34,106	30	93,823	4,57,713	45,771	5,03,484	
6	1,036	1,443,773	15,85,089	141	98,546	1,47,545	1,177	1,542,319	17,32,634	72	283,128	7,42,000	74,200	8,16,200	
7	1	9,152	13,000	....	....	.....	1	9,152	13,000	....	....	....	....	....	
8	207	29,325	19,80,089	....	....	....	207	29,325	19,80,089	3	356	2,000	200	2,200	
9	1	340	17,000	....	....	....	1	340	17,000	....	....	....	....	....	
10	....	....	....	....	....	....	.....	.....	....	1	89	2,610	261	2,871	
13	2	7,484	20,786	....	....	....	2	7,484	20,786	....	....	....	....	....	
17	3	329	38,967	....	....	....	3	329	38,967	....	....	....	....	....	
18	1	1,313	15,915	....	....	....	1	1,313	15,915	....	....	....	....	....	
27	40	47,898	10,89,009	....	....	....	40	47,898	10,89,009	5	3,769	71,873	7,187	79,060	
29	394	153,610	62,45,104	2	17,951	1,07,281	396	171,561	63,52,385	3	141	1,09,000	10,900	1,19,900	
30	6	16,909	69,542	....	....	....	6	16,909	69,542	....	....	....	....	....	
31	71	438,905	37,64,072	5	9,662	1,64,500	76	438,567	39,28,572	31	1,56,828	3,54,000	35,400	3,89,400	
32	....	....	....	160	164,505	15,66,059	160	164,505	15,66,059	63	56,117	22,06,941	2,20,694	24,27,635	
33	35	7,227	2,77,855	....	....	....	35	7,227	2,77,855	1	1,229	1,000	100	1,100	
36	10	7,493	2,22,138	....	....	....	10	7,493	2,22,138	....	....	....	....	....	
37	20	7,447	8,13,397	103	23,726	37,09,440	123	31,173	45,22,837	214	51,622	1,06,06,000	10,60,600	1,16,66,600	
Total ..	3,446	4,053,713	3,57,86,501	488	359,352	58,17,009	3,934	4,413,065	4,16,03,510	425	647,306	1,45,88,137	14,58,813	1,60,46,950	

BOMBAY, 1st *July* 1914.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

APPENDIX

(area, capital value and rental

(*Referred to in*

ESTATE.	Disposed of to the end of 1912-13.				Disposed of in 1913-14.			
	No. of Plots.	Area.	Capital value.	Rent.	No. of plots.	Area	Capital value.	Rent.
Schedule C.		Sq. yds.	Rs.	Rs.		Sq. yds.	Rs.	Rs.
Kennedy Sea Face	1	4·0	0·2	0·01	...	...	...	..
Hornby Road...	40	59·6	2,327·5	78·2	...	...	...	...
MarineLines (including Admirals Bungalow)	21	40·9	888·0	35·4	...	...	...	...
Wellington Lines	16	32·0	856·0	29·6	...	...	...	...
Wodehouse Road	18	40·0	823·0	32·9	...	...	...	...
Chowpati, East	4	3·9	91·9	4·1	...	...	...	...
Chowpati, West (including Distillery Plots)	14	20·5	527·5	21·1	1	1·4	34·8	1·4
	114	200·9	5,514·1	201·31	1	1·4	34·8	1·4
Schedule D.								
Agripada (West)	63	98·5	732·3	29·4	16	18·3	163·2	6·53
Souter Street (West)	1	0·2	3·6	0·1	...	...	...	...
Connaught Road	16	12·2	102·2	4·1	...	...	...	...
	80	110·90	838·1	33·60	16	18·3	163·2	6·53
Schedule E.								
Colaba Reclamation	31	48·0	2,203·0	99·1	...	...	...	...
Trust's own property.								
First Nagpada	61	46·3	896·5	35·86	...	...	...	...
Princess Street	86	50·3	7,582·5	303·30	12	6·1	462·2	18·5
Sandhurst Road	84	71·14	3,610·8	144·43	16	10·8	829·0	33·16
Gamdevi	42	40·4	957·5	38·3	9	9·4	205·0	8·2
Dadar-Matunga	...	...	...	...	...	...	...	...
Mandvi-Koliwada	24	13·71	1,372·5	54·9	2	1·4	170·2	6·8
Mathew Road	12	23·7	845·0	33·8	4	4·6	138·3	5·53
Parel Street	1	8·0	50·0	2·0	...	...	...	...
Bhatwadi	4	2·4	70·0	2·8	1	0·7	17·9	0·72
Chunam Kiln Road	1	0·3	15·3	0·6	...	...	...	...
Souter Street (East) and Central Agripada	3	2·83	24·8	1·02	14	11·0	120·6	4·8
	318	259·08	15,424·3	617·01	58	44·0	1,943·2	77·71
Police Accommodation Schemes.								
14.—Nagpada	1	4·0	72·4	3·2	...	...	...	...
16.—Wodehouse Road ...	1	6·6	76·9	3·4	...	...	...	...
17.—Duncan Road, ...	1	0·3	38·4	1·7	...	...	...	...
18.—Shepherd Road ...	1	1·2	15·8	0·7	...	...	...	...
19.—Agripada	2	4·8	47·5	2·1	...	...	...	...
23.—Connaught Road ...	2	1·7	13·6	0·6	...	...	...	...
24.—Princess Street	2	1·5	153·8	6·8	...	...	...	...
	10	20·1	418·4	18·5	...	...	...	...
Grand Total ...	553	638·98	24,398·5	969·52	75	63·7	2,141·2	85·64

BOMBAY, 1*st July* 1914.

G-1.

are shown in thousands.)

para. 11 *of Report.*)

Disposed of to the end of 1913-14.				Balance available for leasing.				Remarks.
No. of plots.	Area.	Capital value.	Rent.	No. of plots.	Area.	Capital value.	Rent.	
	Sq. yds.	Rs.	Rs.		Sq. yds.	Rs.	Rs.	
1	4·0	0·2	0·01	...	...	...	...	
40	59·6	2,327·5	78·2	...	...	...	...	
21	40·9	888·0	35·4	...	...	...	...	
16	32·0	856·0	29·6	...	...	...	...	
18	40·0	823·0	32·9	...	...	...	...	
4	3·9	91·9	4·1	...	...	...	...	
15	21·9	561·8	22·5	25	44·4	619·8	27·8	
115	202·3	5,548·4	202·71	25	44·4	619·8	27·8	
79	116·8	895·5	35·93	50	80·9	538·9	25·1	3 Plots were split up.
1	0·2	3·6	0·1	...	...	...	...	
16	12·2	102·2	4·1	...	...	...	...	
96	129·2	1,001·3	40·13	50	80·9	538·9	25·1	
31	48·0	2,203·0	99·1	4	6·0	151·0	6·8	
61	46·3	896·5	35·86	...	...	...	...	
98	56·4	8,044·7	321·8	17	12·9	1,131·0	50·9	
98	79·82	4,362·2	174·49	74	61·51	1,964·6	88·40	2 Plots were resumed and one plot (No. 57-A) added.
51	49·8	1,162·5	46·5	54	56·4	1,162·0	52·80	
...	...	...	...	17	4·39	26·35	1·18	
26	15·11	1,542·7	61·7	8	4·44	406·6	18·3	2 Plots sold in addition, area = 1·05 square yards, Price = 78·2.
16	28·3	983·3	39·33	2	2·47	53·35	2·4	One Plot sold, area = ·9 square yards, Price 26·79.
1	8·0	50·0	2·0	...	...	...	...	
5	3·1	87·9	3·52	1	0·8	10·0	0·45	
1	0·3	15·3	0·6	...	...	...	...	
17	13·83	145·4	5·84	16	10·9	106·1	4·7	
374	300·96	17,290·5	691·64	189	153·81	4,859·98	218·63	
1	4·0	72·4	3·2	...	...	...	...	
1	6·6	76·9	3·4	...	...	...	...	
1	0·3	38·4	1·7	...	...	...	...	
1	1·2	15·8	0·7	...	...	...	...	
2	4·8	47·5	2·1	...	...	...	...	
2	1·7	13·6	0·6	...	...	...	...	
2	1·5	153·8	6·8	...	...	...	...	
10	20·1	418·4	18·5	...	...	...	...	
626	700·56	26,461·6	1,052·08	268	285·11	6,169·68	278·33	

J. P. ORR, *Chairman,*

City of Bombay Improvement Trust.

APPENDIX G-2.

Statement showing revenue derivable from plots disposed of in 1913-14.

(Referred to in para. 11 of Report.)

Serial No.	Date from which rent runs.	Estate.	Plot No.	Area.	Capital value per sq. yd.	Capital value of plot.	Annual rent.	Remarks.
				Sq. yds.	Rs.	Rs.	Rs.	
1	29th August 1913 ...	Agripada, West.	21	978	10·2	9,900	396	
	1st September 1913 ...	Do. ...	47 to 56	11,733	9·72	98,300	3,932	
	9th October 1913 ...	Do. ...	119	606	10·9	6,600	264	
	2nd December 1913 ...	Do. ...	121	2,619	9·4	24,500	980	
	2nd April 1914 ...	Do. ...	32 & 34	2,318	10·2	23,500	940	
	*	Do. ...	124	25	14·22	* 400	16	*Date not known.
			16	18,279	.....	1,63,200	6,528	
2	24th July 1914 ...	Chaupati, West.	9	1,405	22	34,800	1,392	
			1	1,405	22	34,800	1,392	
3	27th April 1914 ...	Princess Street.	15	700	20	15,800	632	
	22nd July 1914 ...	Do. ...	60 & 61	1,333	75	1,12,500	4,500	
	11th September 1914 ...	Do. ...	123 & 124	604	145	98,500	3,940	
	9th December 1914 ...	Do. ...	5	677	40	30,500	1,220	
	2nd March 1915 ...	Do. ...	4	676	40	30,400	1,216	
	3rd Do. ...	Do. ...	88	373	80	33,600	1,344	
	6th Do. ...	Do. ...	55 & 56	528	80	47,500	1,900	
	11th Do. ...	Do. ...	89	401	90	40,600	1,624	
	25th Do. ...	Do. ...	66	782	60	52,800	2,112	
			12	6,074	.....	4,62,200	18,488	
4	24th September 1913...	Sandhurst Road, West.	57A	430	7·61	2,900	116	
	23rd October 1914 ...	Do. ...	72	417	40	18,700	748	
	10th January 1915 ...	Do. ...	15 & 16	1,981	80	66,900	2,676	
	29th Do. ...	Do. ...	33 to 38	4,189	35	1,64,900	6,596	
	*	Do. ...	39 & 40	1,987	35	78,300	3,132	*Date not known.
5	2nd April 1915 ...	Sandhurst Road, East.	13, 14, 15 & 78	1,761	251	4,97,300	19,892	
			16	10,765	.....	8,29,000	33,160	
		Carried over...	45	36,523	.....	14,89,200	59,568	

APPENDIX G-2—*contd.*

Statement showing revenue derivable from plots disposed of in 1913-14.

Serial No.	Date from which rent runs.	Estate.	Plot No.	Area.	Capital value per sq. yd.	Capital value of plot.	Annual rent.	Remarks.
				Sq. Yds.	Rs.	Rs.	Rs.	
	Brought forward...	.....	45	36,523	.....	14,89,200	59,568	
6	3rd June 1914 ...	Gamdevi ...	108	735	18·75	15,500	620	
	7th October 1914 ...	Do. ...	18	934	24	25,200	1,008	
	24th Do. ...	Do. ...	71	883	20·13	20,000	800	
	28th Do. ...	Do. ...	24,25,26 & 27	5,317	18·75	1,12,200	4,488	
	1st November 1914 ...	Do. ...	15	715	20	16,100	644	
	Do. ...	Do. ...	16	790	18	16,000	640	
			9	9,374	.....	2,05,000	8,200	
7	10th January 1915 ...	Mandvi Koliwada.	1	696·5	120	94,000	3,760	
	29th April 1915 ...	Do. ...	7	753	90	76,200	3,048	
			2	1,449·5	...	1,70,200	6,808	
8	29th March 1914 ...	Central Agripada & Souter Street.	23	62·77	12	800	32	
	29th January 1915 ...	Do. ...	10,11&12	2,423	10·94	26,500	1,060	
	24th March 1915 ...	Do. ...	15 to 22, 24 & 30	8,528	9·72	93,300	5,732	
			14	11,013·77	.....	1,20,600	4,824	
9	5th April 1914 ...	Mathew Road	10	1,167	25	32,800	1,312	
	13th December 1914 ..	Do. ...	19	852	35	33,500	1,340	
	3rd May 1915 ...	Do. ...	8	1,265	25	35,600	1,424	
	Do. ...	Do. ...	9	1,293	25	36,400	1,456	
			4	4,577	...	1,38,300	5,532	
10	29th May 1915 ...	Bhatwadi ...	6	725	22	17,900	716	
			1	725	...	17,900	716	
		Grand Total ...	75	63,662·27	...	21,41,200	85,648	

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

BOMBAY, 1*st July* 1914.

APPENDIX H.

Statement of Police Accommodation Schemes.

Serial No.	Scheme. No.	Scheme. Name.	Date of completion.	No. of persons accommodated. Officers.	No. of persons accommodated. Men.	Area of site.	Cost of site.	Cost of Building, &c.	Interest charges, &c.	Total capital cost.	Rent payable by Government.	Remarks.
1	2	3	4	5	6	7	8	9	10	11	12	13
						Sq. yds.	Rs.	Rs.	Rs.	Rs.	Rs.	
1	14	Nagpada	1-10-05	3	60	3,955	71,877	82,596	17,368	1,71,841	8,094	
2	18	Sheppard Road	*1-11-05	1	...	1,237	15,173	20,135	2,495	37,803	1,781	* (With stables for 19 horses).
3	16	Wodehouse Road	31-3-06	5	224	6,578	76,302	2,44,006	14,027	3,34,335	15,747	
4	17	Duncan Road	6-10-08	...	8	316	37,536	19,272	5,900	62,708	2,910	
5	23	Connaught Road	11-1-09	2	28	1,689	13,409	68,211	8,921	90,541	4,219	
6	19	Agripada	†1- 6-09	5	60	4,851	44,876	1,37,800	19,332	2,02,008	9,414	† Different buildings were completed on different dates, but for purposes of lease this has been taken as the date from which it commences to run.
7	24	Princess Street	31- 5-10	5	12	1,492	1,51,413	1,19,253	12,621	2,83,287	13,145	
			Total...	21	392	20,118	4,10,586	6,91,273	80,664	11,82,523	55,310	

BOMBAY, 1st *July* 1914.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

APPENDIX I.

Particulars of Trust's chawls.

(Referred to in para. 13 of Report.)

Serial No.	Name of chawl.	Chawl No.	Sanctioned under scheme No.	Date of completion.	No. of rooms.	No. of adults accommodated.	Area covered by building.	Area of open space	Total area of site.	Capital cost to end of 1913-14. Land.	Capital cost to end of 1913-14. Works.	Total cost, exclusive of share of cost of management and establishment.	Capital cost per adult accommodated.	Monthly average rent per room.	Maximum rent of chawl per annum.	Remarks.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
							Sq. yds.	Sq. yds.	Sq. yds.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	
1	Agripada A Chawls.	1-4	1	1901	300 *2	1,323 6	3,255	5,122	8,377	65,450	1,71,777	2,37,227	179	3·61	12,996	living rooms .. .. 282; shops 12
2	„ B „	5-16	1	1905	928 *4	2,752 12	6,487	5,508	11,995	84,325	5,00,264	5,84,589	212	3·57	39,720	living rooms .. .. 912; shops 16
3	Nagpada A „ ...	17-18	1	„	144 *2	576 6	1,107	1,151	2,258	15,806	76,191	91,997	160	4·00	6,912	
4	Chandanwadi „ ...	19-24	2	1907	678 *4	2,016 12	4,100	4,458	8,558	1,30,815	3,46,691	4,77,506	237	5·04	40,968	living rooms .. .. 663; shops 9
5	Imamwada A „ ...	25, 26, 27, 29, 30 & 41	3	1907-10-11	883 *3	2,628 9	5,582	7,853	13,435	1,81,741	4,60,861	6,42,602	245	3·97	42,048	
6	„ B „ ...	50	3	1912	30	120	367	582	949	12,838	18,017	30,855	257	4·00	1,440	
7	Princess Street „ ...	28	2	1908	64	192	441	688	1,129	14,677	39,272	53,949	281	5·00	3,840	
8	Nagpada B „ ...	39	3	1910	144 *1	576 3	960	1,083	2,043	10,215	92,392	1,02,607	178	4·00	6,912	
9	Agripada C „ ...	31, 32, 38, 40, 45 & 46	3	1910-11	432 *2	1,944 6	3,307	3,137	6,444	50,325	2,64,526	3,14,851	162	3·67	19,008	living rooms .. .. 414; shops 18
10	Mandvi-Koliwada „ ...	33, 34, 35, 36 & 37	8	1910	279	888	3,290	774	4,064	3,05,922†	2,55,610	5,61,532	632	11·44	38,292	living rooms .. .. .. 222; shops .. .. .. 30; godowns 27
11	Suparibag „ ...	42, 43, 44, 47, 48 & 49	31	1911	480 *4	1,920 12	3,232	4,687	7,919	44,165	3,13,319	3,57,484	186	3·25	18,720	
	Total ...	.....	.....	.....	4,362 *22	14,935 66	32,128	35,043	67,171	9,16,279	25,38,920	34,55,199	231	4·41	2,30,856	

* Semi-permanent huts for sweepers.

† *Vide* Engineer's No. 2074 of 25th March 1914.

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J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

APPENDIX J-1.

Roads handed over to the Municipality before 1914-15.

Serial No.	Date of giving possession to Municipality.	Name of road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of acquisition.	Cost of construction to end of March 1914.		Remarks.
							Outlay to end of March 1913.	Outlay during 1913-14.	
1	2	3	4	5	6	7	8	9	10
		Schedule "C" Lands.				Rs.	Rs.	Rs.	
1	12th Feb. 1906 ...	Marine Lines Estate...	1,612	mean 8½	1,542	15,420	673	...	In schedule lands the cost of acquisition is *nil*, as the land vests in the Trust. The figures in column 7 represent its scheduled value.
2	21st May 1902 ...	Road between Cooperage and Wellington Lines.	1,389	mean 40			23,136	...	
3	21st Sept. 1908 ...	Widening of Mayo Road.	500	50 varying from 0' to 100'	8,937	89,370	10,249	...	
	8th Nov. 1905 ...	Wodehouse Road Estate—							
4		Ormiston Road...	670	50	5,323	53,230	14,125	...	
5		Convent Street...	361	40			6,075	...	
	8th April 1907 ...	Hornby Road Estate—							
6		Ravelin Street...	500	60	8,033	1,60,660	19,300	...	
7		and Portion of Murzban Road.	705	60			27,218	...	
8	28th March 1912...	Bastion Road ...	1,247	40	5,409	1,08,180	33,689	...	
9	28th „ „ ...	Wallace Street...	520	50	2,889	57,780	16,990	...	
10	28th „ „ ...	Home Street ...	535	50	2,972	59,440	17,409	...	
11	19th Feb. 1906 ...	Road South of Crawford Market.	285	40	1,267	25,340	5,243	...	
		Chaupati Estate—							
12		Dadyseth Road..	889	40	3,949	39,490	21,433	...	* The Municipality took over charge of these roads from the P. W. D., but the Trust paid for them under Section 69 (1) & (2).
13		Babulnath Rd....	964	60	6,427	64,270	34,867	...	
14	*	Babulnath 3rd Cross Road.	677	40	3,009	30,090	16,331	...	
15		Babulnath 2nd Cross Road.	304	40	1,349	13,490	7,330	...	
16		Babulnath 1st Cross Road.	556	40	2,469	24,690	13,403	...	
17	7th Aug. 1913 ...	Marine Lines Estate— Two Cross Roads.	360	40	1,600	16,000	698	1,607	
		Total ...	12,074		55,175	7,57,450	2,68,169	1,607	
		Schedule "D" Lands.							
	1st Aug. 1906 ...	Connaught Road Estate—							
18		Ulster Road ...	480	40	2,133	11,348	20,280	...	
19		Road No. 2 ...	255	20	567	3,016	5,388	...	
		Agripada Estate, Scheme 11—							
20	10th May 1910 ...	Cirrus Avenue...	535	26⅔	1,584	4,752	8,504	...	
21	Do.	Motlibai Road...	1,006	26⅔	2,979	8,937	15,442	...	
22	Do.	Gell Street ...	1,142	26⅔	3,381	10,143	15,522	...	
23	Do.	Motlibai Street...	1,022	26⅔	3,026	9,078	15,684	...	
24	Do.	Rebsch Street ...	1,021	26⅔	3,023	9,069	17,684	...	
		Carried forward Total.	5,461		16,693	56,343	98,504		
		Carried forward...	12,074		55,175	7,57,450	2,68,169	1,607	

APPENDIX J-1—*contd.*

Serial No.	Date of giving possession to Municipality.	Name of road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of acquisition.	Cost of construction to end of March 1914. Outlay to end of March 1913.	Cost of construction to end of March 1914. Outlay during 1913-14.	Remarks.
1	2	3	4	5	6	7	8	9	10
		Brought forward ...	12,074	...	55,175	Rs. 7,57,450	Rs. 2,68,169	Rs. 1,607	
		Schedule "D" Lands—*contd.*							
		Brought forward ...	5,461	...	16,693	56,343	98,504	...	
		Agripada Estate, Scheme 11.—*contd.*							
25	10th May 1910 ...	Agripada Chawl St	854	26⅔	2,529	7,587	13,105	...	
26	Do.	Rebsch Street ...	248	20	551	1,653	3,910	...	
27	Do.	Do. ...	488	20	1,083	3,249	7,794	...	
28	Do.	Club Back Road ...	415	26⅔	1,229	3,687	17,378	...	
			675	20	1,499	4,497			
29	Do.	Reynolds Road ...	1,013	26⅔	2,999	8,997	16,248	...	
30	Do.	Club Cross Road ...	200	20	445	1,335	4,012	...	
31	Do.	Motlibai Street ...	428	20	950	2,850	6,837	...	
32	Do.	Souter Street ...	1,727	40	7,673	23,019	40,571	...	
33	Do.	Gilder Street (Schedule "D" land).	180	40	800	3,200	47,123	...	
34	Do.	Gilder Street (Schedule "D" land) to Jetha Street.	1,863	40	8,280	33,120			
35	Do.	Gilder Street from Jetha Street to Club Road.	310	40	1,378	5,002			
36	Do.	Additional portion at Junction of Gilder Street, Souter Street and Club Road.	142	50	789	2,367			
37	19th April 1911 ...	Moreland Road ...	2,036	29·38	6,646	19,938	...	...	These roads were handed over to the Trust by the Municipality and were re-transferred to Municipality on 19th April 1911.
38	Do.	Club Road	1,247	20·22	2,801	8,403	...	...	
39	Do.	Jetha Street... ...	69	40·00	307	921	...	...	
		Total ...	17,356		56,652	1,86,168	2,55,482	...	
		Schedule "E" Lands.							
	28th Nov. 1908 ...	Roads on Colaba Reclamation—							
40-44		Five 40' Roads...	2,042	27	23,430				
45		Cuffe Parade ...	2,234	70					
	15th Dec. 1910 ...	Kittredge Road Footpaths.	(348)	6⅔	506				
	Do.	Do. ...	(335⅔)	6⅔					
	Do.	Fazal Road Footpaths.	(365⅔)	6⅔	548				
	Do.	Do. ...	(374)	6⅔					
	Do.	Khatau Road Footpaths.	(313¾)	6⅔	479		1,25,311	...	* No charge is made for roads under heading "Cost of acquisition" as the site was reclaimed (mainly) from the sea, and Government made no charge for it.
	Do.	Do. ...	(332¾)	6⅔					
	Do.	Panday Road Footpaths.	(286)	6⅔	475				
	Do.	Do. ...	(302½)	6⅔					
	Do.	Do. Corner.	(42¾)	mean 8¼					
		Carried forward Total	4,276		25,438		1,25,311		
		Carried forward...	29,430		1,11,827	9,43,618	5,23,651	1,607	

APPENDIX **J-1**—*contd.*

Serial No.	Date of giving possession to Municipality.	Name of road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of acquisition.	Cost of construction to end of March 1914.		Remarks.
							Outlay to end of March 1913.	Outlay during 1913-14.	
1	2	3	4	5	6	7	8	9	10
		Brought forward ...	29,430	...	1,11,827	Rs. 9,43,618	Rs. 5,23,651	Rs. 1,607	

Schedule "E" Lands—*contd.*

		Brought forward ...	4,276	...	25,438	.....	1,25,311	...
	15th Dec. 1910 ...	Centre Road Footpaths.	(641)	6⅔	950			
	Do. ...	Do. ...	(641)	6⅔				
	Do. ...	Junction of Cuffe Parade and Wodehouse Road Footpaths.	(19)	mean 8½	18			
		Total ...	4,276		26,406	.....	1,25,311	...

Scheme 1.

46	22nd Jan. 1903 ...	New Nagpada Main Road.	1,251	50			39,540	...
47	Do. ...	1st Peerkhan Lane...	282	40			7,131	...
48	Do. ...	2nd „ „ ...	747	40	14,648	3,15,440	18,888	...
49	16th Jan. 1904 ...	3rd „ „ ...	471	40			11,909	...
50	Do. ...	4th „ „ ...	232	40			5,866	...
		Total ...	2,988		14,648	3,15,440	83,334	...

Scheme 2.

51	1st May 1910 ...	Princess Street from Queen's Road to Kalbadevi Road.	1,475	80	13,111		58,264	
52	Do. ...	Princess Street from Kalbadevi Road to Plot No. 48.	204	128	2,902		13,171	
53	Do. ...	Chandanwadi Lane...	208	40	924			
54	1st August 1910...	Princess Street from Plot No. 48 to Shekh Memon St.	1,120	60	7,466	20,55,974	33,051	...
55	Do. ...	Shekh Memon Street opposite Juma Masjid.	48	19	102			
56	Do. ...	New Hanuman Lane.	120 130 44	24 40 33½	978·5		3,193	
57	Do. ...	Old Hanuman Lane...	46 27	40 40½	264·5		2,319	
		Carried forward Total	3,422		25,748	20,55,974	1,09,998	...
		Carried forward...	36,689		1,52,881	12,59,058	7,32,296	1,607

APPENDIX **J-1**—*contd.*

Serial No.	Date of giving possession to Municipality.	Name of road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of acquisition	Cost of construction to end of March 1914.		Remarks.
							Outlay to end of March 1913.	Outlay during 1913-14.	
1	2	3	4	5	6	7	8	9	10
						Rs.	Rs.	Rs.	
		Brought forward ...	36,689	...	1,52,881	12,59,058	7,32,296	1,607	
		Scheme 2—*contd.*							
		Brought forward ...	3,422	...	25,748	20,55,974	1,09,998	...	
58	31st March 1911...	Road No. 2 (Colbhat Lane).	350	40	1,555·55				
59	Do.	Road No. 3 (Lohar Street).	1,246	50	6,922·00				
60	Do.	Picket Cross Road ...	243	40	1,080	...	75,727	...	
61	Do.	Patakwadi „ ...	577	40	2,564·44				
62	Do.	Mangaldas „ ...	641	40	2,849				
63	Do.	Vithaldas „ ...	339	40	1,506·67				
	16th Dec. 1912 ...	Portion of Chandanwadi Lane Service Passages, &c.	...	...	645		7,487	2,286	
	12th January 1914.	Footpath in front of Plot No. 106.	...	...	130	96,200	...	...	
		Total ...	6,818		43,000·66	21,52,174	1,93,212	2,286	
		Scheme 3.							
	19th Nov. 1908 ...	Sandhurst Road between Breach Candy and Falkland Roads.	3,436	53	20,366		65,062	...	
	11th Mar. 1909 ...								
64	19th Nov. 1908 ...	Sandhurst Road Estate (set-backs) between Breach Candy Road and Khetwadi Main Rd.	.....	...	1,491		4,788	...	
	Handed over by B. B. & C. I. Ry. Co.	Sandhurst Road between Chaupati and Sandhurst Bridge.	732	80	6,507		20,900	...	
		Approach to Hughes Road.	90	60	600		1,927	...	
65	31st March 1910...	Sandhurst Road ...	370	63⅓	2,604		11,887	...	
66	Do.	KumbharwadaSection from kerb to kerb	206	53⅓	1,221		5,582	...	
67	10th May 1910 ...	Sandhurst Road between Parel Road and Dongri Street from kerb to kerb.	1,640	53⅓	9,718	24,61,505	45,540	...	
68	Do.	40' Road	78	40	346		2,535	...	
69	Do.	„ „ without footpaths.	85	26⅔	252		1,345	...	
	Do.	Set-backs—Khetwadi Section.	.....	...	2,153		10,003	...	
	17th January 1911.	Set-backs—1st Khetwadi Lane.	.....	...	140				
70	31st March 1911...	Sandhurst Road between Parel Road and Duncan Rd. from kerb to kerb.	957	53⅓	5,671		33,213	...	
			125	73⅓	1,019		5,584	...	
	Do. ...	Set-back—Null Bazar Section.	.....	...	397		2,475	...	
	16th June 1913 ...	Set-back in Kumbharwada Section.	160	...	1,265	62,000	5,848	...	
		Total ...	7,879		53,750	25,23,505	2,16,689	...	
		Carried forward...	51,386		2,49,631·66	59,34,737	11,42,197	3,893	

APPENDIX J-1—*concld.*

Serial No.	Date of giving possession to Municipality.	Name of road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of acquisition.	Cost of construction to end of March 1914.		Remarks.
							Outlay to end of March 1913.	Outlay during 1913-14.	
1	2	3	4	5	6	7	8	9	10
						Rs.	Rs.	Rs.	
		Brought forward ...	51,386	...	2,49,631·66	59,34,737	11,42,197	3,893	
		Scheme 4.							
		Gamdevi Estate—							
71	16th Nov. 1908 ...	Hughes Road ...	4,089	40	18,173	2,21,923	92,055	.....	
72	Do.	New Gamdevi Rd.	1,455	33	5,387		27,378		
73	13th Mar. 1909 ...	New Babulnath Rd.	580	40	2,577		13,003		
74	1st March 1912 ..	Owen Dunn Road.	300	26'-8"	889	5,728	7,176		
			186	20	413				
75	1st Nov. 1911 ...	Alexandra Road...	930	20	2,066	9,090	15,293		
76	Do. ...	Vatcha Ghandy Rd.	818	20	1,818	7,114	11,296		
	Do. ...	Set-back on Old Gamdevi Road.	.....	...	43	376	.....		
77	22nd July 1913 ...	Laburnam Road ...	864	20	1,920	13,440	27,162	...	
		Total ...	9,222		33,286	2,57,671	1,93,363	...	
		Scheme 8.							
78	31st March 1911...	Jamli Street.	433	26⅔	1,283	2,93,682	7,838	.....	
79	Do. ...	Portion of Kaji Syed Street.	427	33¼	1,581		4,277		
80	Do. ..	Portion of Bhandari Street.	215	40	956		7,000		
81	Do. ...	Janjikar Street.	320	26⅔	948		990		
82	8th July 1912 ...	Portion of Kazi Syed Street.	142	33'-4"	526	23,428	8,862		
83	Do. ...	Dongri Street.	571	40	2,538	61,191	26,170		
84	Do. ...	Portion of Bhandari Street.	162	40	720	17,359	520		
			135	26'-8"	400	9,600	1,494		
85	Do. ...	Junction of Bhandari Street & Essaji St.	.....	...	196	6,500	.....		
		Total ...	2,405		9,148	4,11,760	57,151	...	
		Scheme 9.							
86	2th Feb. 1906 ...	Sankli Street Extension.	486	40	2,162	14,076	9,199	...	Schedule "D" Lands .. 419×40=1,862 Trust Lands 67×40= 300 — 486 — 2,162
		Scheme 13.							
87	1st May 1913 ...	Souter Street Extension Eastward.	318	40	1,413	4,316	54,486	...	
		Scheme 27.							
88	19th Nov. 1908 ...	New 60' Cross Road between Breach Candy Road and Girgaum Back Rd.	672	40	2,984	2,17,745	10,103	.....	
89	1st March 1910 ...	Depôt Lane	211	64	1,500		5,079		
90	10th May 1910 ...	Mathew Road (New Queen's Road).	1,055	60	7,033		36,425		
					200				
					44				
91	28th June 1910 ...	Widening of 60 feet Cross Road from Sandhurst Road.	450	20	1,000		7,350		
		Total ...	2,388		12,761	2,17,745	58,957	...	
		Scheme 36.							
92	8th May 1913 ...	Widening of Road ...	1,225	60	8,167	2,14,704	30,629	276	
		Grand Total ...	67,430		3,16,568·66	70,55,009	15,45,982	4,169	

J. P. ORR, *Chairman.*
City of Bombay Improvement Trust.

BOMBAY, 1*st July* 1914.

APPENDIX J-2.

ROADS constructed before 1914-15 but not handed over to the Municipality.

Serial No.	Name of road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of acquisition.	Cost of construction to the end of March 1913.	Outlay during 1913-14.	REMARKS.
	Schedule "C."							
					Rs.	Rs.	Rs.	
	Wodehouse Road Estate—							
1	Accommodation Road ...	443	23	1,132	11,320	4,295	...	Complete.
	Total ...	443		1,132	11,320	4,295	...	
	Schedule "D."							
	Agripada Estate Scheme 11—							
	Moreland Road Footpaths.	(2,036)	8'-4"	1,885	5,655	336	21	
	Club Road do. ...	(1,247)	10'-0"	1,381	4,143	2,106	21	
	Footpath Cirrus Avenue	(535)	13'-4"	792	2,376	4,197	21	
	Do. Wylie Road ...	(1,006)	do.	1,490	4,470	7,817	21	
	Do. Gell Street ...	(1,142)	do.	1,691	5,073	7,857	21	
	Do. Motlibai Street	(1,022)	do.	1,513	4,539	7,971	22	
	Do. Rebsch Street.	(1,021)	do.	1,511	4,533	8,971	22	
	Do. Agripada Chawl Street.	(854)	do.	1,487	4,461	6,648	22	
	Do. Rebsch Street.	(243)	20'	551	1,653	2,197	22	
	Do. do.	(488)	do.	1,083	3,249	4,731	22	Incomplete.
	Do. Club Back Rd.	(415)	13'-4"	615	1,845	9,871	22	
		(674)	20'-0"	1,499	4,497			
	Do. Reynolds Road	(1,013)	13'-4"	1,500	4,500	7,995	22	
	Do. Club Cross Rd.	(200)	30'	667	2,001	2,060	22	
	Do. Motlibai Street.	(428)	20'	951	2,853	3,379	22	
	Souter Street	(1,727)	20'	3,837	11,511	21,890	22	
	Gilder Street, Schedule D lands (Footpaths) ...	(180)	20'	400	1,600	...	...	
	Gilder Street to Jetha Street (Footpath)	(1,863)	20'	4,140	16,560	...		
	Additional portion of Gilder Street from Jetha Street to Club Road	(310)	20'	689	2,501	25,288	...	
	Total ...	...		27,682	88,020	1,23,314	325	
	Scheme 3.							
	Setbacks—Kumbharwada Dongri Sections.	150	...	1,200		5,848	8	Complete.
2	Road between Dr. Setna's property and Charni Road.	340	20	755		5,201	...	Complete.
	Footpaths between Breach Candy and Falkland Roads.	(6,872)	13'-4"	10,178	.....	51,721	6,523	Incomplete.
	Footpaths in Kumbharwada Section.	(740)	13'-4"	1,096		5,901	...	
		(412)	13'-4"	610		2,724	...	
	Carried forward Total ...	490		13,839	.....	71,395	6,531	
	Carried forward ...	443	...	28,814	99,340	1,27,609	325	

APPENDIX J-2—*contd.*

Roads constructed before 1914-15 but not handed over to the Municipality—*contd.*

Serial No.	Name of road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of acquisition.	Cost of construction to the end of March 1913.	Outlay during 1913-14.	Remarks.
	Brought forward ...	443	...	28,814	Rs. 99,340	Rs. 1,27,609	Rs. 325	
	Scheme 3—*contd.*							
	Brought forward ...	490	...	13,839		71,395	6,531	
	Footpaths of Parel Road and Dongri Section.	(3,280)	13'-4"	4,858		22,853	2,279	
	,, Dharamsala 40' Road.	(170)	6'-8"	126		553	...	Incomplete.
	,, Parel Road and Duncan Road.	(1,914)	13'-4"	2,836	8,40,407	16,191	860	
	,, ,, ,,	(250)	13'-4"	370		2,067	...	
	Set-backs—Null Bazar Section	...	...	73		349	...	Complete.
3	Portion of Road between Nowroji Hill Road and Chinch Bunder Road.	120	80	1,066		3,080	9,417	
	Total ...	610	...	23,168	8,40,407	1,16,488	19,087	
	Scheme 4.							
	Gamdevi Estate—							
	Hughes Road Footpaths ...	(3,670)	20	8,156		49,638	81	
	New Gamdevi Road Footpaths	(936)	16	1,763		11,255	81	
	Babulnath Road Footpaths.	(680)	20	1,511		8,493	81	
	Owen Dunn Road Footpaths.	(300)	13'-4"	444		6,983	81	
	Do. do. ...	(186)	20	413			81	
	Alexandra Road Footpaths.	(930)	20	2,066	1,62,512	15,514	80	Incomplete.
	Laburnam Road Footpaths.	(864)	20	1,920		1,650	80	
4	Laburnam Road	236	40	1,049		.....	80	
5	Do. do.	853	20	1,896		9,582	80	
	Watchagandy Road Footpaths.	(818)	20	1,818		11,643	80	
	Total ...	1,089	...	21,036	1,62,512	1,14,758	724	
	Scheme 5.							
6	Dadar-Matunga	1,350	18	2,700	5,400	9,162	2,200	Incomplete.
7	26' Rd. South of Cottage Plot.	630	16	1,120	2,240	.....	6,600	
	Total ...	1,980	...	3,820	7,640	9,162	8,800	
	Scheme 8.							
	Mandvi-Koliwada Estate—							
8	Isaji Street (in continuation of Road No. 1).	96	36	384	14,167	1,616	...	
	Jambli St. Footpath ...	(433)	8⅔	416·96	25,916	96	156	
	Kazi Syed St. ,, ...	(569)	16⅔	1,018	20,360	2,092	...	
	Dongri St. ,, ...	(571)	20	1,269	50,700	...	805	Incomplete.
	Bhandari St. ,, ...	(377)	20	838	16,720	2,901	341	
	Do. ,, ...	(135)	13⅓	674	13,480	992	308	
	Janjikar St. ,, ...	(320)	13⅓					
	Total ...	96	...	4,599·96	1,41,343	7,697	1,610	
	Carried forward ...	4,218	...	81,437·96	12,51,242	3,75,714	30,546	

APPENDIX J-2—*concld.*

Roads constructed before 1914-15 but not handed over to the Municipality—*concld.*

Serial No.	Name of road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of acquisition.	Cost of construction to the end of March 1913.	Outlay during 1913-14.	Remarks.
					Rs.	Rs.	Rs.	
	Brought forward ...	4,218	.....	81,437·96	12,51,242	3,75,714	30,546	
	Scheme 13.							
	Souter Street Extension eastward.	.....	.....	.....	.....	.....	...	
	Do. Footpaths...	(318)	20	707	2,181	1,143	...	Incomplete.
	Total...	.....	.....	707	2,181	1,143	...	
	Scheme 27.							
	Footpaths of Lamington Road.	(1,344)	10	1,493	29,640	5,053	330	Incomplete.
	Mathew Road Footpaths ...	(2,110)	10	2,344	55,660	1,639	331	Incomplete.
	Total ...	.....	.....	3,837	85,300	6,692	661	
	Scheme 29.							
9	Portion of 60' Nowroji Hill Road as far as Sandhurst Road	1,380	60	9,200	2.39,200	33,064	11,613	Incomplete.
	Total...	1,380	...	9,200	2,39,200	33,064	11,613	
	Scheme 31.							
10	Parel Estate	1,200	150'	22,129	55,300	61,542	15,117	Incomplete.
11	„	479	40'					
	Total...	1,679	...	22,129	55,300	61,542	15,117	
	Scheme 33.							
12	Bhatwadi Road	500	26'-8"	1,481	14,800	10,672	786	Complete.
	Do. Footpaths ...	(500)	13'-4"	741	98,558			
13	Do. Road	80	20	177		358	...	Incomplete.
14	Do. do.	30	30	100				
	Total ...	610	...	2,499	1,13,358	11,030	786	
	Scheme 36.							
	Widening of Lamington Road.	(1,225)	20	2,722	53,320	6,978	828	Incomplete.
	Total ...	.....	.....	2,722	53,320	6,978	828	
	Grand Total ...	7,887	.....	1,22,531·96	17,99,901	4,96,163	59,551	

BOMBAY, 1*st July* 1914.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

Analysis of Appendices J-1 and J-2.

Completed roads.	Roads handed over to the Municipality.		Roads not handed over to the Municipality.		Total.		Cost to end of 1913-14.			Remarks.
	Length.	Area.	Length.	Area.	Length.	Area.	Acquisition.	Construction.	Total.	
	Running Ft.	Sq. yds.	Ft.	Sq. yds.	Ft.	Sq. yds.	Rs.	Rs.	Rs.	*
Schedule "C"	12,074	55,175	443	1,132	12,517	56,307	7,68,770	2,74,071	10,42,841	Road. Length in R.ft.
										128′ 204
„ "D"	17,356	56,652	...	...	17,775	58,514	1,98,291	2,63,405	4,61,696	80′ 8,941
	*419	1,862								70′ 2,234
„ "E"	4,276	26,406	...	...	4,276	26,406	...	1,25,311	1,25,311	60′ 8,258
	†(4,002)									50′ 6,888
Schemes	33,305	1,76,474	1,110	4,575	34,415	1,81,048·66	61,78,713	9,23,376	71,02,089	40′ 38,894
										under 40′ 2,011
Total completed roads ...	*67,430 (12·8 miles.)	3,16,569	1,553 (0·3 mile)	5,707	68,983 (13·1 miles).	3,22,275·66	71,45,774	15,86,163	87,31,937	67,430
Roads commenced but not completed before 1914-15.										
Schedule "D"	...	...	†(16,404)	27,682	(16,404)	27,682	88,020	1,23,639	2,11,659	
Scheme 3	...	...	†(13,638)	20,074	(13,638)	20,074	7,75,762	1,11,672	8,87,434	
„ 4	...	...	1,089	21,036	1,089	21,036	1,62,512	1,15,482	2,77,994	
			†(8,384)		(8,384)					
„ 5	...	...	1,980	3,820	1,980	3,820	7,640	17,962	25,602	
			96	4,599·96	96	4,599·96	1,41,343	9,307	1,50,650	
„ 8	...	...	†(2,405)		(2,405)					
„ 13	...	...	† (318)	707	(318)	707	2,181	1,143	3,324	
„ 27	...	...	†(3,454)	3,837	(3,454)	3,837	85,300	7,353	92,653	
„ 29	...	...	1,380	9,200	1,380	9,200	2,39,200	44,677	2,83,877	
„ 31	...	...	1,679	22,129	1,679	22,129	55,300	76,659	1,31,959	
„ 33	...	...	110	1,018	110	1,018	98,558	4,002	1,02,560	
			† (500)		(500)					
„ 36	...	...	†(1,225)	2,722	(1,225)	2,722	53,320	7,806	61,126	
Total incomplete roads ...	...	...	6,334 (1·2miles)	1,16,824·96	6,334 (1·2 miles.)	1,16,824·96	17,09,136	5,19,702	22,28,838	
GRAND TOTAL ...	67,430 (12·8 miles.)	3,16,568·66	7,887 (1·5miles)	1,22,531·96	75,317 (14·3 miles.)	4,39,100·62	88,54,910	21,05,865	1,09,60,775	

*Scheme.
† Footpaths not counted.

BOMBAY, 1st *July* 1914.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

APPENDIX K

(Referred to in para. 3 of Report.)

Details of acquisition work, scheme by scheme.

Scheme No.	Name of scheme.	Total amount of awards.			Corresponding amounts of Land Manager's estimate.			Total area acquired in square yards.		
		Up to 31st March 1913.	During 1913-14.	Up to 31st March 1914.	Up to 31st March 1913.	During 1913-14.	Up to 31st March 1914.	Up to 31st March 1913.	During 1913-14.	Up to 31st March 1914.
		Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Sq. yds.	Sq. yds.	Sq. yds.
1	First Nagpada Improvement Scheme ...	15,33,902	*Nil*	15,33,902	12,56,260	*Nil*	12,56,260	72,616	*Nil*	72,616
2	Princess Street Scheme...	67,27,609	*Nil*	67,27,609	59,81,058	*Nil*	59,81,058	1,18,421	39	1,18,460
3	Sandhurst Road Scheme	82,42,900	2,245	82,45,145	74,11,039	2,245	74,13,284	2,47,765	434	2,48,199
4	Gamdevi Scheme	12,14,959	1,001	12,15,960	10,22,087	1,000	10,23,087	1,76,614	5,044	1,81,658
5	Dadar-Matunga Street Scheme	19,15,168	1,18,938	20,34,106	17,29,846	1,18,016	18,47,862	12,77,092	39,445	13,16,537
6	Sion-Matunga Street Scheme	15,85,089	1,47,545	17,32,634	14,23,245	1,47,028	15,70,273	14,43,773	98,546	15,42,319
7	Colaba Reclamation Scheme	13,000	*Nil*	13,000	13,000	*Nil*	13,000	9,152	*Nil*	9,152
8	Mandvi-Koliwada Improvement Scheme..	19,80,089	*Nil*	19,80,089	17,76,223	*Nil*	17,76,223	29,325	*Nil*	29,325
9	Sankli Street Extension Scheme ...	17,000	*Nil*	17,000	17,166	*Nil*	17,166	340	*Nil*	340
13	Souter Street Extension Scheme ...	20,786	*Nil*	20,786	11,877	*Nil*	11,877	7,484	*Nil*	7,484
17	Duncan Road P. A. Scheme... ...	38,967	*Nil*	38,967	37,917	*Nil*	37,917	329	*Nil*	329
18	Shepherd Road P. A. Scheme ...	15,915	*Nil*	15,915	15,915	*Nil*	15,915	1,313	*Nil*	1,313
27	Mathew Road Street Scheme	10,89,009	*Nil*	10,89,009	7,96,256	*Nil*	7,96,256	47,898	*Nil*	47,898
29	Nowroji Hill Improvement Scheme ...	62,45,104	1,07,281	63,52,385	60,71,802	1,07,292	61,79,094	1,53,610	17,951	1,71,561
30	Street Scheme for the Exension of Souter Street to meet Arthur Road	69,542	*Nil*	69,542	61,065	*Nil*	61,065	16,909	*Nil*	16,909
31	Parel Street Scheme	37,64,072	1,64,500	39,28,572	35,39,203	1,62,931	37,02,184	4,28,905	9,662	4,38,567
32	East Agripada Improvement Scheme ...	*Nil*	15,66,059	15,66,059	*Nil*	15,47,947	15,47,947	*Nil*	1,64,505	1,64,505
33	Bhatwadi Improvement Scheme... ...	2,77,855	*Nil*	2,77,855	2,60,230	*Nil*	2,60,230	7,227	*Nil*	7,227
36	Chunam Kiln Road Street Scheme ...	2,22,138	*Nil*	2,22,138	2,06,748	*Nil*	2,06,748	7,493	*Nil*	7,493
37	Sydenham Road Street Scheme ...	8,13,397	37,09,440	45,22,837	8,13,400	37,00,155	45,13,555	7,447	23,726	31,173
		3,57,86,501	58,17,009	4,16,03,510	3,24,44,337	57,86,664	3,82,31,001	40,53,713	3,59,352	44,13,065

BOMBAY, 1*st July* 1914.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

APPENDIX L.

(Referred to in paras. 3 and 4 of Report.)

Principal acquisition cases taken up in 1913-14.

I.—Principal Cases settled out of Court.

1. Bai Vajbai, widow of Mr. Dhanji Mulji—Case No. 259, Scheme 5 (Dadar-Matunga).

This case is situated on the east side of the G. I. P. Railway Matunga Station, and abuts on the Matunga passage, which runs from the Railway level-crossing to the Vincent Road. It embraces an area of 12,025 square yards on which stand two bungalows, a stable and a shed. All the structures excluding one bungalow were built after the date of notification of scheme (*viz.*, 14th September 1899) and therefore under section 49 (2) of the Improvement Act the owner was not entitled to receive any compensation for them from the Trust. The claimant had the right to remove them before the award was declared or to let them stand by agreement with the Trust on a monthly tenancy till such time as they are to be dismantled and removed. As the bungalow built before notification was clear of the proposed new road, and could be conveniently included in a plot if not required for any of the new streets, arrangement was made to lease the plot with the bungalow to the owner subject to suitable conditions. After protracted negotiations a consent award of Rs. 30,000 inclusive of all interests was passed, the claimant remaining a monthly tenant of the Board on a payment of Rs. 83 per English month plus all municipal taxes and allowing the Board to take any land out of her possession for street purposes in return for a proportionate reduction of rent. The claimant is to remove buildings built after notification whenever required by the Board to do so.

2. Mr. Haji Habib Haji Karim and others—Case No. 33, Scheme 31 (Parel.)

The property included in the original scheme as declared consisted of 1,190 square yards of land with a front chawl, abutting on Suparibag Road, and a rear one facing Currey Road, having a passage open to sky between them. The whole of the former and part of the latter chawl stood on set-back land, required for the widening of Suparibag Road. The owner was anxious to retain so much of the rear property as did not fall within the set-back, and negotiations resulted in a settlement embodying various conditions detailed in Trustees' Resolution No. 134 of 16th July 1912; the chief of these were that the owner should give within three months of the date of award vacant possession of the set-back land, allowing the Board to remove the materials of the front chawl within the same time, and that the owner should consent to an award amounting to Rs. 54,000 inclusive of all interests being made by the Special Collector. This amount was calculated by valuing both the chawls on rental valuation for about Rs. 98,000 from which was deducted the future value of so much of the rear chawl as was not required for set-back, *viz.*, Rs. 48,500, leaving a balance of Rs. 49,500, to which was added Rs. 4,500 for reconstruction of the rear chawl. The Board withdrew from acquisition of 645 square yards of land with the portion of the rear chawl standing thereon, and for the balance of 545 square yards with buildings they paid Rs. 54,000.

3. Rustomji Byramji Jijibhoy—Case No. 45, Scheme 32 (East Agripada).

This case originally comprised an area of 48,685 square yards of land fronting Clerk Road, which is partly used for the manufacture of dung cakes and partly occupied by temporary sheds erected by waghris, municipal mahars, cart drivers, etc. As a portion of land to the west of the property, having an area of 835 square yards, formed the site of an old water-course claimed by the owner as within his holdings, a separate Case No. 45A was made out of it and the

present case was treated as having an area of 47,850 square yards. The claimant's Engineer put in before the Special Collector a valuation of the land for Rs. 4,98,250, being the value of land at Rs. 11 per square yard less Rs. 28,100 for filling, and relied on the rate of Rs. 10 per square yard for 18,025 square yards of land in the vicinity offered by the Municipality to the owners of Simplex Mills. The claimant also relied on the purchase of land comprising 44,000 square yards opposite this property for the Simplex Mills at Rs. 6-12-0 per square yard. After a few hearings the claimant's Solicitor put in a supplementary claim under sections 23 (4) and (6) of the Land Acquisition Act for Rs. 66,076 upto the date of declaration plus an unascertained sum for subsequent loss upto the date of possession. The claimant also claimed 835 square yards in Case 45A as being in his holding for a great number of years, and brought evidence to show that it was no longer used as a municipal drain. The Municipal Solicitor only claimed nominal compensation for this old water-course. The Special Collector ruled that there was a water-course in 1852 and that uninterrupted user for 60 years would be necessary to give Mr. Rustomji a title against Government. As Mr. Rustomji failed to prove the user, the Special Collector awarded one rupee nominal compensation to the Municipality as present owners of the water-course. The claimant referred the matter to the Tribunal. The same claimant after sometime sent in an offer to settle Case 45 at Rs. 7-6-0 per square yard for all interests and to withdraw his reference in Case 45A before the Tribunal. The Trust accepted the offer taking into consideration the fact that the difference between the offer and their own estimate of the value of land in Case 45 was covered by the value of Case 45A, which the Trust would probably be called upon to pay if the Reference to the Tribunal of Case 45A was proceeded with. The Special Collector accordingly awarded Rs. 3,53,500 for all interests in Case 45, subject to the claimant's undertaking to withdraw Reference in Case 45A, which undertaking has been carried out.

II.—Principal Cases disposed of in Court.

4. Mr. Abdool Rehman Ebrahim Fitwalla—Case No. 1, Scheme 32.

The property included in this case consists of 2,394 square yards of Fazandari land held on Foras Tenure with three chawls and three ground-floor houses and a few tin sheds. The buildings are partly used for weaving and partly for residential purposes. The owner claimed a rent of Rs. 455-8-0 before the Special Collector. The claimant's Engineer put in a claim of Rs. 73,618 before the Special Collector on a rental of Rs. 361½ per Hindu month at 16⅔ years' purchase, and land 1,152 square yards at Rs. 15 per square yard. The owner produced the tenants for proof of rents, but after some evidence had gone in, the owner agreed with the Board to adopt Rs. 320 per Hindu month for the rental valuation. After the claimant's Engineer had been cross-examined at some length, the Trust put in their valuation for Rs. 31,133 arriving at the sum by valuing the buildings on rental valuation at 13⅓ years' purchase due to bad access, etc., and 1,110 square yards of vacant land at Rs. 4½ per square yard and deducting Rs. 5,756 being the cost of construction of the part of a chawl built after notification. The Special Collector visited the property, and after hearing evidence on the point, came to the conclusion that the land to the South of this case has been used as means of access without restriction by the occupants in this case, and the chance of such user being extinguished was, in his opinion, so slight that the fear of this contingency would not weigh sufficiently with a proposing purchaser to affect the market price in any way. He ruled that these properties would sell at as good rates as other properties of the same kind in the immediate neighbourhood. In these circumstances, the Special Collector adopted the nett annual return as per Trust valuation for purposes of award and took 14⅔ years' purchase, and awarded Rs. 28,604 for the rental valuation of the buildings and Rs. 5,550 for 1,110 square yards at Rs. 5 per square yard, thus totalling the amount to Rs. 34,154 for all interests. The owner has taken the case to the Tribunal, but it has not yet come on for hearing.

5. Raja Bahadur Shivlal Motilal—Case No. 49, Scheme 32 (East Agripada).

The property is situated half way up Haines Road on the west side and consisted of 19,635 square yards of land with 4 pukka chawls erected on a part thereof, the rest of the land

being partly occupied by tin sheds erected by waghris and partly used for preparation of dung-cakes. The claimant's Engineer valued this case on the basis of a plotting scheme which involved the dismantling of the four buildings and the construction of a 25 feet road through the middle of the property, and dividing the remaining area into 28 building plots and assigning an average rate of Rs. 20 per square yard less cost of filling Rs. 21,819 and cost of construction of road at Rs. 4,738. Thus the total amount claimed before the Special Collector after adding Rs. 1,500 for materials of chawls was Rs. 3,38,203. The Trust took exception to this method of valuation on the ground that there was no evidence on which to base either the values or the period of disposal of such plots. In these circumstances the Trust in their Valuation divided this land into 4 plots assigning the front plot a rate of Rs. 11 per square yard and the other two plots a rate of Rs. 5 per square yard and deducting Rs. 27,274 as cost of filling in the land to the level of Haines Road, adopted a rental valuation for the chawls and arrived at a total valuation of Rs. 88,126 for all interests. In support of the rate assigned to the vacant land, the Trust appended a list of five sales in the locality. Both the claimant's and the Trust valuers were examined at some length. Before putting in the above valuations the claimant's Solicitor announced that he proposed to base his valuation on a hypothetical building scheme to which the Trust objected; after hearing the arguments on this point, the Special Collector rejected the claimant's method of hypothetical building scheme. In his reasons for award the Special Collector stated that assuming the deduction of 25 per cent. accepted by the claimant's Engineer from the nominal value of the plots to set against the delay in disposal, he thought that that was a very optimistic figure particularly if it was remembered that not less than 2 years would be required for the necessary filling to settle, and so the claimant's method of valuation was not advantageous to the claimant. In these circumstances the Special Collector accepted for his award the Trust method of valuation and awarded Rs. 88,126 out of which he paid Rs. 500 to the owners of property on the north of the case for acquiring their easements on this property. The claimant took the case to the Tribunal of Appeal. Before the Tribunal the claimant's Engineer put in again another scheme of development which consisted in running a 40 feet road through the middle of the property, and dividing the vacant land into 16 plots, and on this basis he valued the whole property at Rs. 2,28,122. The claimant accepted the Trust figures as to cost of filling in the land, but contested that the Special Collector's area of the case should be increased by 592 square yards as his land seemed to have been encroached upon by the Trust land on the south. Eventually it was agreed to split the difference and the claimant to be allotted 296 square yards at the rate of rear land to be assigned for the area. The amount so awarded is not to be taken as an increase so as to carry costs. The Trust raised 4 issues, the preliminary one being "whether having regard to the size and locality of the land in reference the land should be valued on a plotting scheme," and against such valuation stated that there is no demand for plots in this locality and that it is impossible to fix a period of disposal, and requested the Tribunal to rule on that issue. The claimant proved a few sales to show demand in the locality and stated that due to notification in 1907 further development had been arrested. After hearing both sides and visiting the neighbourhood twice the Tribunal gave an interlocutary judgment on the preliminary issue as follows:—

> "The Tribunal has come to the conclusion on the evidence of the 1st issue and on a careful inspection of the land in reference and the locality that while there is not sufficient evidence of demand to justify the acceptance of the plotting scheme as put forward by the claimant, there is evidence that at the date of declaration the area in reference was ripe, as to portion thereof for development as land for weaving sheds and stables. With reference to the contention of the claimant that development in this locality has been arrested by the long delay which ensued between the original notification regarding this land and the actual acquisition thereof, the Tribunal proposes to deal with that contention later on."

The claimant then put in a supplementary valuation, having regard to the previous ruling as to the mode of valuation, for Rs. 1,94,786 by valuing the chawls on rental basis

and the land upto 100 feet depths into 2 plots at Rs. 20 and Rs. 15 per square yard and the rear land at Rs. 10 per square yard, leaving 980 square yards of 40 feet road valueless.

The case was still proceeding on the 31st March 1914 and judgment has not yet been given.

6. Bai Amibai, widow of Mr. Esmayal Esak—Case No. 204, Scheme 32..

This property had an area of 6,233 square yards with a frontage of 100 feet on De'Lisle Road opposite Byculla Station, and an additional frontage of 235 feet on the rear passage leading to Haines Road, and consists of two ground floor chawls on the south-west corner, the rest of the land being vacant with a few temporary sheds thereon. The land is held on Fazandari tenure, and contains a private passage through the middle of the property from De'Lisle Road to give access to a chawl, the subject of Case 206. The claimant's Engineer for purposes of valuation divided the property into parts for one of which having two chawls and a pukka shed he adopted the rental basis, while he valued the rest of land on a plotting scheme by running a through road 22 feet in width into the middle of the property. After arriving at Rs. 21,859 on rental valuation, he worked out the value of the site between the chawls at Rs. 18·14 per square yard by deducting 1/10th of the cost of building from Rs. 21,589 and then dividing the result by the area of 1,130 square yards. Taking the rate of Rs. 18·14 per square yard for this plot, he assigned different values varying from Rs. 32 to Rs. 40 per square yard for the rest of the plots of vacant land, and worked out the total valuation to Rs. 1,95,399. The claimant's Engineer was cross-examined on his valuation, and the Trust put in their valuation for Rs. 49,655 which was arrived at by taking the site occupied by the chawl and the pukka C. I. Shed on rental basis, and valuing the front plots on De'Lisle Road at Rs. 13 per square yard and the rear two plots at Rs. 6 and Rs. 7 per square yard, after leaving a through passage 17'-6" in width to give access to Case 206. The claimant's Solicitor tendered an amended valuation but that was refused by the Special Collector (1stly) because the valuation had already been put in by the claimant's Engineer and considerable time had been spent in its consideration and (2ndly) as it was based on a hypothetical building scheme. The Special Collector in his award thought it difficult to take the claimant's Engineer's valuation seriously and awarded Rs. 49,855, *i.e.*, Rs. 200 more than the Trust valuation. The claimant has taken the case to the Tribunal but it has not yet been heard.

7. Mr. Sheriarji Rustamji Mistry—Case No. 54, Scheme 32.

This property contains 3,205 square yards of land on which stand buffalo stables licensed for keeping 300 animals. The claimant's Engineer claimed Rs. 85,760 before the Special Collector, basing the figure on Rs. 900 as rent per Hindu month and taking 13⅓rd years' purchase on the nett annual rent. The Trust valued this case at Rs. 53,151 taking Rs. 900 per month as its rent and adopting 10 years' purchase for capitalization of nett annual rent. The only points of difference between the Trust and claimant's valuations were on the question of years' purchase and cost of cleaning and removal of dung. The Special Collector adopted the Trust figures of 10 years' purchase and Rs. 5 per animal as the cost of cleaning and removal of dung which was supported by two Trust witnesses dealing in other stables, and awarded Rs. 53,151, on the ground that the Tribunal had allowed 10 years' purchase in 1905, that the security of this class of property is now even less than it was in 1905 and that the Tribunal had allowed Rs. 6 per animal for cleaning and removal of dung. The land had been leased for 21 years and the lessee had undertaken to return the whole property at the end of the time on receiving the cost of filling and the value of buildings as ascertained by two arbitrators and if necessary an umpire. As the parties did not come to an agreement out of court and desired that the question of apportionment should be referred to the Tribunal of Appeal, the total compensation excluding municipal claim for Rs. 211 and Government claim of Rs. 12 was deposited with the Tribunal, to whom the question of amount of compensation has been referred also.

APPENDIX M-1.

(Referred to in para. 8 of Report.)

EXCERPT from the proceedings of a meeting of the Trustees for the Improvement of the City of Bombay, held on the 30th May 1913.

7. Considered, in continuation of Trustees' Resolution No. 97 of 6th May 1913, the following report No. I, dated 27th May 1913, of the Improvements Committee on an Improvement Scheme in 2nd Nagpada :—

2nd Nagpada Improvement Scheme.

We have considered the accompanying report No. 5318 of 24th May 1913 from the Deputy Land Manager with the Chairman's minute of 26th May 1913 thereon.

We approve the Improvement Scheme for a portion of 2nd Nagpada described in the report. It is framed on the lines contemplated by Government for the improvement schemes for which their special grant of 4 lakhs was recently allotted. It is estimated to involve an outlay of Rs. 10,00,000 and a nett loss of Rs. 5,17,400, which is more than covered by the 4 lakhs plus savings on the forecast for 1912-13.

The Chairman has shown in paras. 11, 12 and 13 of his minute that the three essential conditions preliminary to notification are satisfied, *viz.* :—

(*i*) the area has been represented by the Municipal Commissioner under section 24 of the Bombay City Improvement Act ;

(*ii*) the truth of the representation is beyond doubt ;

(*iii*) the Board have sufficient resources for the execution of the scheme ;

and we accordingly recommend the Board to approve and adopt the scheme and have it notified under section 27 of Bombay City Improvement Act.

Report from the Deputy Land Manager, No. 5318, dated 24th May 1913.

With reference to your No. 2983, dated the 5th instant, asking for a small Improvement Scheme dealing with a portion of Second Nagpada, I have the honour to forward herewith plans* (Land Manager's Nos. 49 and 50, dated 23rd May 1913), estimates, statement of properties to be acquired,* draft notification* and particulars* of the scheme for an area of about 7,210 square yards lying to the north of Grant Road and between Khandia and Undria Streets.

2. The area selected is a small portion of Second Nagpada, but it is typical of the remainder. The existing houses are of all shapes and sizes, and it is difficult at this stage to say which of them will stand cutting about and exactly how they can be altered. The main object is to render as many as possible of the rooms in them habitable and at the same time make sure that as the houses left standing come to be rebuilt a regular system of sanitary development will gradually be established.

3. On plan No. 50 (also marked B) those houses which it appears must be at once removed are coloured pink. These houses are in some cases so old or badly constructed as to render alterations impossible. Others are themselves grossly insanitary or render others so.

4. Plan B also shews the existing arrangement of the ground floors of the houses. Those which are not coloured pink can in all probability be altered, but actual experience may prove that some of the smaller ones may have to be removed, either because they cannot be altered satisfactorily or because for other reasons it may be desirable to demolish them.

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* Not printed.

5. The yellow lines show the final arrangement of the area when all the houses have been rebuilt, but some years must elapse before this stage is reached and practice may show that some modification may be necessary. Ultimately there will be a space of twenty feet between the backs of the houses. Of this space ten feet will be utilized as a service passsage in which a sewer will be laid and by this means the present open drains will be done away with.

6. At this stage it is impossible to give even a near estimate of the cost of alterations to buildings, but the outlay on acquisition, which is the main item, can be estimated. It so happens that some of the larger buildings will require but little alteration and their value for recoupment purposes can therefore be gauged. The estimates are given in statement **A** attached hereto and show that the loss on the scheme will probably not exceed Rs. 5,17,400. A sum of Rs. 1,14,400 has been allowed to cover cost of works and alterations, as the works are very small the great bulk of this money will be available for alterations.

7. Statement **B** shews the area to be acquired, etc.

Statement **A** *referred to in para.* 6 *of the Deputy Land Manager's report.*

	Rs.
Cost of acquisition including 10 per cent. for management and establishment...	8,85,600
Cost of works and alterations to buildings	1,14,400
Total gross outlay	10,00,000
Less—	
Recoupment—	
Buildings retained and land	4,82,600
Loss excluding interest and sinking fund charges	5,17,400

Statement **B** *referred to in para.* 7 *of the Deputy Land Manager's report.*

Total area included in the scheme	7,210	sq. yds.
Less—Area occupied by Mosque	820	,,
Area to be acquired	6,390	,,
Area to be utilized in constructing new service passages and to be added to existing roads	1,030	,,
Area available for disposal	5,360	,,

Chairman's minute, dated 26th May 1913.

* * * * *

2. The area proposed to be dealt with is one of those typical areas which make up the bulk of the most congested quarters of the City, consisting of two long rows of house-sites between two parallel streets with a sweepers' gully, 3′ or 4′ broad between them.

3. Only one of the houses has a broad frontage: some of them have frontages only 10′ broad. The depth is generally from 50′ to 55′. In this depth are 3, 4 or 5 living rooms besides bath-rooms and privies. Of these rooms it is generally only the front ones that are adequately lighted and ventilated. In a few cases, when some open space has been left at the rear of the site, the back rooms get sufficient light and air, but vitiated by the proximity of

privies along the foul sweepers' gully. The intervening rooms are nearly always insanitary as the only light and air they get comes from a foul and narrow side gully (if there is any) with high houses on each side.

4. When the Improvements Committee inspected some of these typical areas last year, it was pointed out that a very substantial improvement can be effected without much loss of time and without much interference with the houses and their inhabitants by the simple measure of demolishing the backs of the houses to a sufficient extent to leave a 20′ open space instead of a 3′ or 4′ gully between them. It would then generally be feasible to alter the house so that there would be on each floor a large room lighted and ventilated from the front street and a second lighted and ventilated from the rear open space. At the same time the privies could be replaced by water closets and connected with a sewer laid in the 20′ rear open space.

5. It was generally agreed that while improvements of this kind could not rank with the more thorough improvements effected by the method of wholesale demolition, the method suggested might be worth adopting in areas, in which wholesale demolition was not necessitated by the insanitary condition of the buildings, or by their structural defects, or by the want of roads to admit air into a congested area.

6. It was pointed out that under the law, as it now stands, the main object, *i.e.*, the broadening of the 3′ gully to 20′ could not be secured without the notification of the whole area and the inclusion of every house as a whole in the schedule for acquisition, and that therefore the great advantages of rapid procedure, small outlay, small loss, and little interference with houses, owners and tenants would be wanting.

7. It was nevertheless decided that if only for the purpose of demonstration it would be a good thing to apply this method to a small area, as soon as funds became available without waiting for an amendment of the law.

8. There were no funds available just then ; but so soon as I found on my visit to Madras for the Sanitary Conference last November that there was a likelihood of funds being made available, I instructed the Land Manager to select a small area for improvement under this method, and as the 2nd Nagpada section is the most congested area in the City, the density of its population having advanced from 482 per acre in 1881 through 552 in 1891, 547 in 1901 and 648 in 1906 to 638 in 1911, I directed that the area should be selected in that section and the report now under circulation is the outcome of these orders.

9. The Deputy Land Manager's selection seems to me to be satisfactory ; the experimental area includes houses of all kinds ; big and little, tall and low, strong and weak. There are a good many that can be left standing with but little alteration ; those that will have to be demolished either on account of their ricketiness or in order to admit light and air to rooms in others are painted red in the plan.

10. The Deputy Land Manager's yellow back lines indicating the ultimate T-shape development merely lay down an ideal to be worked up to in the course of 20 years or so ; and it may be found not feasible to work up to it in all cases. Ordinarily the T-shape is necessary only when the depth of a building is too great to allow of all its rooms being ventilated from front or rear. In such cases interior rooms have to be ventilated from side spaces and the T-shape development is found to be the most economical to this end. If we leave the choice to the owners of houses we may find some who will prefer rather to permanently close up interior rooms as insufficiently lighted and ventilated to be strictly fit for human habitation, as we have done in some of our acquired houses on Nowroji Hill, than to undertake the alterations required by the T-shape development ; and no doubt many other practical difficulties will be found when negotiations with owners are opened. Into such details, however, it is unnecessary to enter at the present stage ; they can be fully considered on receipt of the owners' objections in the interval between notification and declaration.

11. At the present stage we have only to satisfy ourselves that a case has been made out for the notification of the area ; and the first essential is that there shall have been an official representation made by the Municipal Commissioner in respect of the area to be notified : such a representation was made under the Municipal Commissioner's No. 39990 of 6th March 1905 in respect of the whole of the 2nd Nagpada section which includes the area now proposed for notification.

12. The second essential is that we should be satisfied with the truth of the representation. There can be no difficulty about this for even if we were not acquainted with the locality the plans sufficiently demonstrate that the buildings are so close to one another and so badly arranged and that consequently the interior rooms are so wanting in light, air and ventilation that the health of the inhabitants of those rooms cannot but be injured thereby. It is also clear that as the law stands we cannot remedy the sanitary defects in the area otherwise than by an improvement scheme for the re-arrangement and reconstruction of the buildings within it.

13. The third essential is that we should have sufficient resources for the execution of the scheme. The Deputy Land Manager's report shows that the scheme is likely to involve a net loss Rs. 5,17,400. Out of this we have 4 lakhs in the shape of the special grant just received from Government and the remainder is far more than covered by the improvement in our actual finances for 1912-13 over what was set out in the sanctioned forecast. There a loss of 5 lakhs on the year's working was provided for, whereas there has actually been a profit of about 4½ lakhs.

14. I hope the Improvements Committee will move the Board to adopt the scheme and notify it under section 27.

The Chairman having explained the salient features of the scheme, there was some discussion as to whether the locality selected was the best suited to the experiment.

It was pointed out that the cost of the partial improvement proposed would be very nearly ⅔rds the cost of a radical improvement by wholesale demolition, and that perhaps it would be better to select a locality where the difference in the cost of the improvement on the 2 scales would be commensurate with the difference in the results.

The Chairman pointed out that such a locality would be difficult to find, that if retention agreements could be arranged for the cost of this scheme might be much less than shown in the rough estimate and that if the results justified the experiment, a second experimental scheme could be undertaken later on.

RESOLUTION No. 120.—The Board have taken into their consideration the representation received from the Municipal Commissioner under his No. 39990 of 6th March 1905 in respect of the 2nd Nagpada section of Municipal Ward E of the City of Bombay and are satisfied of the truth thereof, and of the sufficiency of their resources to deal with that part of the represented area shown in Land Manager's plan No. 49 of 23rd May 1913 lying between Grant Road, Khandia Street, Khandia Cross Lane and Undria Street.

2. They consider that the last named area is an unhealthy area and that an Improvement Scheme ought to be made in respect thereof.

3. The report of the Improvements Committee No. 1 of 27th May 1913, recommending the Board to approve the scheme set out in Deputy Land Manager's No. 5318 of 24th May 1913 for the improvement of said area is adopted.

4. The scheme should now be notified under section 27 of the City of Bombay Improvement Act as Scheme N . 41, Undria Street Improvement Scheme.

APPENDIX **M-2.**

(Referred to in para. 21 of the Report).

Showing the allocation of charges on account of management and establishment for the year 1913-14 in accordance with Finance Committee's Resolution, dated 29th May 1913.

Estates.	Charges primarily debitable to Capital Account.					Total including Special debits and Credits.	Charges primarily debitable to General Account.		Total.	Establishment charges allocated to General Account under section 77.	Difference to be charged to capital Account under section 75. (Cols. 10—11).	Grand Total.	
	7½ % on acquisition.	7½ % on works.	4½ % on Capital value of land leased in 1913-14.	2½ % on Sale proceeds.	Expenses of Tribunal.		2½ % on Permanent revenue.	7½ % on Temporary revenue.				To be debited to capital Account under section 75. (Cols. 7+12).	Of charges under both General and Capital Accounts. (Cols. 11+13).
1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Rs.	Rs.	Rs. a. p.	Rs.	Rs. a. p.	Rs. a. p.	Rs.	Rs.	Rs.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
Schedule C.	...	120	1,566 0 0	9,250	.....	10,936 0 0	5,560	3,255	8,815	4,564 0 0	4,251 0 0	15,187 0 0	19,751 0 0
„ D.	...	—2,812	12,771 0 0	232	.....	10,191 0 0	827	810	1,637	847 0 0	790 0 0	10,981 0 0	11,828 0 0
„ F.	...	...	.....	...	.....	.....	5	...	5	2 0 0	3 0 0	3 0 0	5 0 0
Scheme No. 1	...	45	.....	...	.....	45 0 0	998	3,728	4,636	2,400 0 0	2,286 0 0	2,281 0 0	4,681 0 0
„ „ 2	...	165	20,799 0 0	15	235 0 0	21,214 0 0	6,718	5,573	12,286	6,360 0 0	5,926 0 0	27,140 0 0	33,500 0 0
„ „ 3	210	2,070	37,806 6 1	1,478	882 0 0	41,946 6 1	2,625	15,720	18,345	9,498 0 0	8,847 0 0	50,793 6 1	60,291 6 1
„ „ 4	...	765	9,225 0 0	...	.....	9 990 0 0	812	240	1,052	545 0 0	507 0 0	10,497 0 0	11,042 0 0
„ „ 5	9,562	6,893	.....	1,030	1,058 0 0	23,743 0 0	...	1,882	1,882	974 0 0	908 0 0	24,651 0 0	25,625 0 0
	—1,000		+6,200 0 0										
„ „ 6	11,168	3,758	...	25	970 0 0	14,921 0 0	...	1,582	1,582	819 0 0	763 0 0	15,684 0 0	16,503 0 0
	—1,000												
„ „ 7	...	...	.....	...	.....	.....	2,600	...	2,600	1,346 0 0	1,254 0 0	1,254 0 0	2,600 0 0
„ „ 8	...	127	7,659 0 0	1,960	59 0 0	9,805 0 0	960	4,657	5,617	2,908 0 0	2,709 0 0	12,514 0 0	15,422 0 0
„ „ 13	...	...	.....	...	.....	.....	...	7	7	4 0 0	3 0 0	3 0 0	7 0 0
„ „ 27	...	45	6,224 0 0	1,450	.....	7,719 0 0	1,005	285	1,290	668 0 0	622 0 0	8 341 0 0	9,009 0 0
„ „ 29	9,780	9,728	.....	1,067	823 0 0	20,898 0 0	...	23,640	23,640	12,238 9 1	11,401 6 11	32,299 6 11	44,538 0 0
„ „ 30	...	—30	.....	...	.....	— 30 0 0	...	15	15	7 8 0	7 0 0	—23 0 0	—15 0 0
„ „ 31	15,180	3,630	.....	7,248	88 0 0	27,146 0 0	...	7,733	7,733	4 003 0 0	3,730 0 0	30,876 0 0	34,879 0 0
			+1,000 0 0										
„ „ 32	1,02,938	8,850	.....	10	6,322 0 10	64,120 0 10	...	2,303	2,303	1,192 0 0	1,111 0 0	65,231 0 10	66,423 0 10
	—10,000												
	—44,000												
„ „ 33	...	52	805 0 0	...	.....	857 0 0	32	180	212	110 0 0	102 0 0	959 0 0	1,069 0 0
„ „ 36	1,695	82	.....	...	.....	1,777 0 0	...	7	7	4 0 0	3 0 0	1,780 0 0	1,784 0 0
„ „ 37	2,80,561	...	.....	110	1,617 0 0	1,28,388 0 0	...	13,748	13,748	7,117 0 0	6,631 0 0	1,35,019 0 0	1,42,136 0 0
	—40,000												
	—1,13,900												
48 (Parel Central) ...	...	...	.....	...	.....	2,000 0 0	...	...	...	.....	.....	2,000 0 0	2,000 0 0
	+ 2,000												
42 (Spring Mills) ...	...	...	.....	...	.....	2,000 0 0	...	...	...	.....	.....	2,000 0 0	2,000 0 0
	+ 1,000	+1,000											
Kohinoor Mills ...	...	+ 1,000	+500 0 0	...	.....	1,500 0 0	...	...	...	.....	.....	1,500 0 0	1,500 0 0
Total ...	4,31,094	33,488	96,855 6 1	23,875	11,554 0 10	3,99,166 6 11	22,047	85,865	1,07,412	55,607 9 1	51,804 6 11	4,50,970 13 10	5,06,578 6 11
	+ 3,000	+ 2,000	+7,700 0 0										
	—2,09,900												

J. P. ORR, *Chairman*,
City of Bombay Improvement Trust.

BOMBAY, 1*st July* 1914.

APPENDIX M-3.

(Referred to in para. 28 of Report.)

Note on the question how far compensation should be paid out of the public purse to owners of houses (i) in which rooms hitherto used for human habitation are declared unfit for human habitation or (ii) in which the Municipality require the owners when making substantial alterations to satisfy higher standards of sanitation than the minima which were prescribed by the Municipality when the houses were first built.

1. The Municipal Act and by-laws do not lay down that a builder shall (*e.g.*) leave so much open space round his buildings *and no more*. They leave him free to do what he likes, provided that certain *minimum* requirements which they prescribe in the interests of the public health are satisfied.

2. Where land is costly and the demand for accommodation is heavy, builders in Bombay have hitherto nearly always reckoned on being able to let their rooms, even if they provide only the minimum external open space and in other respects also only just satisfy the minimum requirements of the law ; and they therefore build over the maximum they can build over without breach of the Municipal Act or by-laws.

3. If in course of time this reckoning proves mistaken because the standard of comfort rises, more sanitary houses are built and those best lighted and ventilated are preferred to the older insanitary buildings, the owners of the latter will suffer some loss: but they cannot expect the public purse to compensate them for this loss ; for it would never have occurred, had they not preferred immediate high profits to smaller profits secured for a longer period. The necessities of the moment created an exceptional demand for accommodation. A prudent builder should have foreseen that if this demand were met not by bringing new areas under building and providing ample open spaces but by extending existing houses upwards and outwards so as to increase the density of population and aggravate the overcrowding of houses upon land, this must before long result in such insanitary congestion that the congested localities would cease to be in demand for residences and would be deserted in favour of more healthy localities in which the dwellings satisfied a higher standard of sanitation. The prudent builder would therefore at the very outset have built to a higher standard of sanitation: he would (*e.g.*) have provided his rooms with more light and air and would therefore have had to do with fewer rooms ; each of these might perhaps bring a higher rent than a less sanitary room ; but because the public of the middle and lower classes are not yet educated upto a standard of comfort which requires an ample supply of light and air to living rooms even if higher rent has to be paid in order to get this supply, the total rent would no doubt be for a time less than that realised from the same outlay on insanitary buildings. This initial disadvantage would however in time be compensated by the *greater security* of the rent. There would be no fear of loss of tenants by reason of a general rise in the standard of comfort. Indeed when such a rise would be causing an exodus from insanitary properties, there would be increased demand for sanitary housing and the prudent builder might be able to get higher rents. It would be unfair at this stage to put the imprudent builder upon an equality with the prudent builder by compensating the former from the public purse for the loss of rent due to his own improvidence. Such a step would encourage insanitary development and discourage sanitary development of building estates.

4. I think there can be no serious opposition to the view that in the cases I have so far dealt with, cases in which loss of rent accrues to owners of insanitary dwellings by the free operation of the ordinary laws of supply and demand consequent on the competition of new sanitary dwellings with old dwellings satisfying a far lower standard of sanitation, the owners of the older buildings cannot claim compensation from the Municipality on the ground that the Municipality did not originally prevent them from building to the lower sanitary standards.

5. There is however a difference between such cases of *free* supply and demand and cases in which the law interferes with the ordinary demand by prohibiting occupation for human

habitation of dwellings that fall short of a higher standard of sanitation than was hitherto enforced, at a time when popular demand, if left to itself, would be content* with a lower standard. Here it seems to me there can still be no call for compensation, provided that in prescribing the higher standard the law is acting in reasonable exercise of its rights and duties as guardian of public interests.

6. If a builder builds over every inch of his plot and gets light and air for his rooms from over the adjacent plots; and if subsequently the owners of these adjacent plots hoard him in, many of his rooms will be deprived of light and air and he will lose in rent; but he cannot reasonably expect to be compensated by those owners, much less by the public purse, on the ground that he has built in accordance with the law.

7. The argument against the grant of compensation here is that the neighbours have merely acted on their rights in hoarding the builder in and that the builder has only himself to blame if he didn't foresee this and didn't provide sufficient light and air for his house within the limits of his own possession.

8. Similarly when Government alter the law or the Municipality alter the by-laws in reasonable exercise of their rights as guardians of the public health, house-owners who suffer thereby because they did not foresee and allow for such alterations when they built their houses are not in my opinion entitled to compensation. The only question to my mind is how far the alterations are reasonable. It *may* be unreasonable to make too sudden or too severe an alteration without providing for compensation proportionate to the loss involved in particular cases, and that is why when suggesting the standardisation of lighting and ventilation in Bombay in my 1912 lecture on "Light and Air in dwellings in Bombay," I left the question of compensation open and mentioned (*vide* Lecture § 5 *ad fin*) only one clear no-compensation case, *viz.*, the case of a builder, who deliberately constructs uninhabitable rooms with a view to getting compensation for them when they are closed.

9. I have always thought that owners of rooms satisfying a standard of lighting and ventilation which comes anywhere near half the 63½° standard should be assisted by the Municipality towards making the alterations required to reach the 63½° standard, and that is why I have proposed that the Municipality should, on the reconstruction of 2 old buildings on either side of a common boundary, insist on each owner leaving an open space adjacent to the boundary for the benefit of both himself and the other and why I have proposed the new class of improvement schemes for the broadening of open spaces at the rear of rows of back to back houses.

10. On the other hand I have always maintained and still maintain that all the worst lighted and worst ventilated rooms in the City, which no Health Officer could pass as fit for human habitation, should be closed as soon as possible without compensation. The owners have already made far greater profits from renting their rooms than they could have expected had they had any consideration for the health of their tenants, and out of these abnormal profits they ought to have put by a sinking fund to meet the cost of the alterations now required to make their rooms rentable under the new and reasonable standard criteria of habitability. They would have been closed long ago without compensation but for the flaw in section 378 of the Municipal Act, which makes it impossible for the Health Officer to condemn any room as unfit for human habitation unless he can condemn the whole house.

11. This very section 378 supplies one of many instances in which alterations of the law which involve depreciation of property are not accompanied by provision for compensating the

* It cannot justly be said that the present population is *content* with the dens I want closed; they inhabit them because they can't get anything better; and better rooms are not provided fast enough, because would-be sanitary builders are put off by fear of the ruinous competition of these bad rooms and also by want of good approach roads to new areas. *Prohibit* occupation of such rooms, and the enforced demand for better rooms will soon produce the supply; and though the occupants will have to pay higher rent they will prefer that to their old bad way of living in insanitary surroundings: moreover, the rise in rent will be eased off by the provision of semi-permanent camps at low rents as suggested in my lecture as a *sine qua non* before rooms are closed.

owners of that property. There is no guarantee given to builders that when the general law or the Municipal Act or bye-laws are altered builders will be compensated for any loss* caused to them thereby.

12. When the Municipal Act was amended in 1905, many house sites must have been depreciated by the new provisions limiting height of buildings thereon, but no compensation was given to the owners of those sites. Similarly the 1910 bye-laws depreciated sites for the time being by requiring certain open spaces ; and they apply to some extent to old building sites ; but no compensation is given for the depreciation.

13. It has now become a public scandal that many rooms utterly unfit for human habitation are rented to poor people, who have nowhere else to go to, and it is proposed to prohibit such habitation and find sanitary accommodation for these people in temporary sheds or elsewhere (v § 18 *infra*). There is no reason whatever in these worst cases why the owners should be compensated from the public purse ; in my opinion it would be utterly unjustifiable to give them any compensation at all.

14. Some of these rooms were perhaps fit for human habitation when first constructed but have now become unfit through being deprived of light and air by construction of new buildings near them. *Moral*—Have necessary light and air provided† *in the owner's own land.*

15. We want to depreciate insanitary buildings and appreciate sanitary buildings ; otherwise slum owners are encouraged to keep insanitary buildings unaltered and even extend‡ them and make them more insanitary than ever in hopes of forcing‖ the Trust to acquire them. If there is no chance of their being able to force the Trust's hand, they will have to alter and improve the buildings to attract tenants ; otherwise they will lose rent as new sanitary buildings are erected and the standard of comfort rises ; and the fear of this loss should be used as a lever towards getting builders to conform to higher standards of sanitation than the minimum for the time being prescribed by law. This is done through architects in England ; an architect won't risk his good name by designing to only the *minimum* requirements of the law.

16. It is now notorious that even the new Bombay Municipal bye-laws permit of construction of rooms that are insufficiently lighted and ventilated : if we give out that, once constructed, they will not be required to be altered without payment of compensation, builders will hurry to complete bad buildings before we can alter the bye-laws, especially if the houses are in represented areas which they expect the Trust to deal with soon.

17. In my opinion, then, the hardships which come upon the *owners* of inhabited rooms, when those rooms are closed as being unfit for human habitation, may be regarded as hardships which the owners have brought upon themselves and which they may reasonably be expected to meet by setting their houses in order at their own expense without assistance from the public purse. But the case of the *tenants* of these rooms is different. If large numbers of them were to be deprived of their dwellings all at once, the result might be the creation of fresh insanitary conditions by the overcrowding of other dwellings and an abnormal rise in rents involving fresh hardships for the poor.

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* There will be some cases in which the creation of a 20' space behind houses by cutting down rear ends will *enhance* the value of a property, if in valuing it before alteration the fact that certain of its rooms are unfit for human habitation or are so nearly unfit that with a rise in the general standard of comfort they will in a few years not find tenants be taken into consideration.

† Even this won't meet the case in which an owner originally provides an open space but afterwards builds on it. As in England the minimum open space must always remain attached to the buildings and must never be built over.

‡ In the new Undria Street Scheme area no less than half of the houses have been extended by addition of extra storeys or otherwise since the area was first "represented." Every such addition makes the want of light and air in rooms abutting on the narrow gullies between these houses more pronounced than ever and at the same time adds to the cost of acquiring these houses with a view to demolishing them and so improving the insanitary area.

‖ Compare wording of C. B. I. Act. Sec. 23.

18. It is therefore necessary that no room should be closed as unfit for human habitation, until it has been ascertained that the tenants can find decent accommodation in the neighbourhood without increase of rents; and, if such accommodation§ cannot be found, then it should be provided in the shape of semi-permanent huts at the expense of the public purse.

19. I suggest semi-permanent huts because the ultimate permanent provision for the accommodation of these people can best be left to private enterprise in the erection of sanitary dwellings, and the semi-permanent huts I intend only as a temporary measure for the necessary interval between the closure of insanitary rooms and the erection of permanent sanitary buildings, having rooms which the tenants of semi-permanent sheds can afford to rent, I anticipate that in the next 15 years the wages of the lowest classes will rise sufficiently to enable them to pay Rs. 3-8 or Rs. 4 as rent instead of the Rs. 2-8 of the semi-permanent sheds.

20. In localities in which there are so many rooms unfit for human habitation by reason mainly of inadequate lighting and ventilation that their *closure involves displacement of a very large number of people*, and where also the poverty of the owners of the houses or other difficulties stand in the way of such improvement of the condemned houses as will permit of the early reinstatement of many of the original tenants or the accommodation of new tenants, it may be desirable in the public interests to induce the owners to improve their houses by giving them some assistance at the expense of the public purse. I think such assistance can appropriately be given by the acquisition of land to be reserved after demolition of buildings thereon as an open space admitting of access of light and air to the condemned buildings. This open space having been provided at public expense, the owners of the buildings should be required to make further alterations in their buildings so as to bring all their rooms not merely up to the standard of being just fit for human habitation but up to a higher standard prescribed by new by-laws including, as regards lighting and ventilation, the standard of the 63½° rule.

21. In cases in which such assistance from the public purse is not given, it would be unnecessary to insist on the immediate † adoption of these higher standards; but the owners will probably find it to their own interest to adopt them for fear of losing tenants when rooms satisfying the higher standards increase in number.

22. To minimise the cost of acquisition of the land to be used for open spaces (v § 20) it necessary—

(1) to obtain for the local authority power to acquire *parts* of buildings,

(2) to take into consideration in estimating compensation for such acquisition the primary value of the building just before such acquisition and its ultimate value after the open space is provided,

(3) to amend the by-laws so as to secure higher standards of sanitation including those of the 63½° rule for lighting and ventilation for all new houses, and

(4) to enact that no old house shall have any new storey added to it, or in any other way be substantially altered, unless it is made to satisfy the higher standards at least in the matter of lighting and ventilation.

23. When the law and by-laws have been amended as suggested above, compensation based on the difference between the primary and the ultimate values of the property acquired for open spaces will not be heavy, and it will be possible to undertake the provision of open spaces

§ The great strides made in building in recent years appear to have now overtaken the set back due to demolitions in earlier years. There are now many fairly sanitary rooms vacant in houses acquired by the Trust, and accommodation could be found in them for 1,000 families before it would be necessary to erect more semi-permanent huts.

† I quite approve of the policy recommended by a Municipal Committee for securing *ultimate* adoption of the 63½° standard by making a house-owner altering his house set it back to half the distance from his boundary required by the 63½° rule in anticipation of a similar set-back being subsequently enforced on the other side of the boundary.

for the benefit of a large number of houses every year. At the same time substantial assistance will have been given to the owners of condemned rooms; for the cost of the necessary improvements of a particular house will be far less when a large common open space is provided for all the abutting houses at public expense than if each owner is left to provide the full amount of open space he himself requires in his own land.

Bombay, 6th January 1914. J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

APPENDIX **M-4.**

(Referred to in para. 28 of Report.)

EXCERPT from the proceedings of a meeting of the Trustees for the Improvement of the City of Bombay, held on the 2nd June 1914.

7. Considered, with reference to Trustees' Resolution No. 124, dated 10th June 1913, the following report of the Land Committee, No. 11, on the question of the proposed lease to the Western India Turf Club of the property now held by them at Mahaluxmi :—

We have considered this matter which was referred to us under Trustees' Resolution No. 124, dated the 10th June 1913.

2. As the result of a considerable amount of correspondence which has taken place between the Chairman and the Western India Turf Club, the Trustees of the Club have now offered to take up a lease for a term of 30 years on the conditions contained in their Secretary's letter, dated the 8th May 1914. This letter is set out below :—

"In reply to your letter No. 2722, dated 27th April 1914, I am directed by the Committee of the Western India Turf Club to submit this their formal application for a 30 years' lease of the area as at present rented to this Club in and around the race course at Mahaluxmi on the conditions mentioned below, which, except for the alteration now made in condition (*i*), have, it is understood, already been passed by the Land Committee of the City Improvement Trust :—

(*i*) Term of 30 years to run from 1st June 1914.

(*ii*) Rent to be Rs. 7,500 per annum payable quarterly.

(*iii*) Tenants to pay all the municipal and other rates and taxes.

(*iv*) Plans of all buildings to be erected on the land to be approved of by the Board.

(*v*) Tenants not to be entitled to any compensation for any crops or buildings standing on the land at the end of the tenancy.

(*vi*) Tenants to have option to remove all buildings and fixtures other than boundary walls, fences and gates along the frontages to Clarke and Junction Roads before termination of tenancy,

(*vii*) Tenants gradually to fill in the land within the existing race course so as to bring it up to the level of the racing track for the time being and for this purpose they shall be bound to bring on to the land every year from outside sufficient material to occupy when consolidated a space of 250,000 cubic feet. The tenants shall be at liberty to use any Municipal sweepings, provided there be at least nine inches of sweet earth on the top of such sweepings after consolidation.

A joint level survey of the whole of area included within the racing track will be made by the Trust Engineer and a representative of the Turf Club.

This will form the basis for all future measurements. Measurements will be taken during the first week in December of each year of the filling done up

to date and any shortage found between such filling and the stipulated amount will be required to be made good during the following 12 months in addition to the annual amount required under this agreement. In case of dispute the measurement taken by the Trust Engineer shall be final.

(*viii*) Tenants to erect before 1st June 1916 along the frontages to Clarke and Junction Roads a compound wall and fence of a design to be approved of by the Board.

(*ix*) Tenants to have power to terminate the lease at the expiration of each 10 years of the term.

(*x*) Tenants to pay costs of and incidental to the lease.

(*xi*) The above terms to be embodied in a lease to be drawn up and approved of by the Board's Solicitors.

"(2) With regard to condition (*i*), my Committee are desirous that the new lease should commence from the 1st June 1914, and not from the 1st June 1915, as they can see no reason why the matter should be held over for another year.

"(3) (*a*) With regard to condition (*vii*), my Committee would bring to notice that a considerable amount of filling in inside the existing race course has already been done by the Turf Club, and it should be clearly defined in the lease that this will be allowed to count towards the 250,000 cubic feet of filling in required to be done annually.

Early in April and May 1913, when the preliminary negotiations for this lease were instituted, and it was seen that filling in would be required to be done, arrangements were made for as many cart-loads of Municipal sweepings as could be obtained daily, to be deposited inside the race course. Large quantities of earth, ashes, litter, the Turf Club's own refuse, &c., were also carted on to the ground inside the race course at considerable expense to form a covering for the municipal sweepings, as it was assumed that only a short period of time would elapse before the new lease was sanctioned; and it was not known then that the lease would take so long to be finally approved.

Even although it is not yet known when the new lease will commence, arrangements are still being made to proceed with the filling in required. This work has been taken in hand at the earliest opportunity possible for the reason that the only available time of the year in which carts can work across and inside the race course are during the months of April and May or until such time as the monsoon commences as immediately the monsoon breaks the race course and land inside are under water and absolutely impassable for carts. It is obvious also that carts cannot work across the race course during the training or racing season without involving the risk of dangerous accidents to horses and jockeys. Moreover from October to March inclusive about 400 race horses are in training daily and the tracks across the course have to be most carefully kept in order to prevent these horses breaking down which would most certainly result if these crossings were rendered rough and uneven as they doubtless must be by the passage of heavily laden carts.

"(3) (*b*) I am further directed to state that my Committee are desirous that a clause should be inserted in the lease to the effect that if it is found possible to fill in more than 250,000 cubic feet in one year the surplus amount should be allowed to count towards any future measurements, as the Turf Club will endeavour to gradually accumulate one year's material to safeguard itself against unforeseen contingencies, such as plague, strikes, cattle diseases or any other causes which may interfere with the supply of the material and labour required.

"(4) With the above modifications in conditions (*i*) and (*vii*), the terms of the lease, as suggested by your Board, are accepted."

3. These terms are the same as those settled by us with the following alterations :—

(1) The term of 30 years should run from the 1st June 1914 instead of from the 1st June 1915. There is no objection to this.

(2) In para. 3 (*a*) of his letter above referred to the Secretary of the Turf Club states that a considerable amount of filling has already been done by the Club inside the existing race course and he asks that it may be clearly defined in the lease that this should count towards the 250,000 cubic feet of filling required to be done annually. This is reasonable and may be agreed to.

(3) The Secretary of the Club also requests that if it is found possible to fill in more than 250,000 cubic feet in any one year the surplus should be allowed to count towards any future measurements. This also is reasonable.

4. In the seventh condition the term "any municipal sweepings" is used—this should read "dry municipal sweepings."

5. We therefore beg to recommend that the Trustees of the Western India Turf Club be informed that the Board are willing to make application to Government under section 60 (2) (*b*) of the Act for permission to grant them a 30 years' lease of the land now held by them from the Board on the conditions contained in their Secretary's letter, dated the 8th instant, and on the additional condition that the term "any municipal sweepings" used in the seventh condition be altered to read "dry municipal sweepings."

RESOLUTION NO. 126.—The Land Committee's recommendations are accepted subject to the further condition that the Western India Turf Club shall give one year's notice of their intention to exercise the option to determine the lease at the end of 10 or 20 years and that on such determination at the end of the 10 years they shall pay Rs. 15,000 to the Board or on determination at the end of 20 years, Rs. 7,500.

2. Should they accept these conditions, Government should be moved to sanction the lease of plot (*n*) of the Flats to the Western India Turf Club for a term of 30 years on the said conditions.

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APPENDIX N
(REFERRED TO IN PARA 28)

PLAN OF CONGESTED AREA IN BOMBAY CITY.

	Acres. S
TOTAL AREA	994
AREA IN TRUST SCHEMES	146
REPRESENTED AREA { IN TRUST SCHEMES	7
REPRESENTED AREA { OTHERS	134
AREA NORTH OF LINE A. B	378

SECTIONS.	Circle.	Population per acre. 1901.	1906.	1911.
BHULESHWAR	1	932	558	474
	2	332	543	542
	3	146	225	198
	4	558	501	309
	5	644	648	648
	6	414	540	471
CHUKLA	1	612	*578	471
	2	519	678	494
	3	387	368	437
	4	844	712	585
	5	415	488	405
	6	416	446	436
	7	471	595	597
	8	408	570	483
	9	326	421	249
DONGRI	1	272	355	295
	2	198	269	204
	3	88	121	112
DHOBITALAO	1	334	416	408
	2	309	107	324
	3	145	240	218
	4	713	996	995
	5	249	323	363
	6	302	487	429
	7	202	418	414
FANASWADI	2	180	398	380
	3	177	255	335
GIRGAUM	2	290	470	493
	3	180	350	363
	4	180	292	256
	6	208	368	450
	7	62	124	197
KHETWADI	5	452	492	292
	6	241	254	204
	7	337	412	400
	8	413	458	371
KHARATALAO	1	449	535	406
	2	479	549	331
	3	669	821	767
	4	623	664	627
	5	577	711	524
KUMBHARWADA	1	440	520	513
	2	820	980	732
	3	744	799	683
	4	366	538	484
KAMATIPURA	1	283	315	315
	2	591	662	679
	3	408	577	556
MANDVI	1	826	839	776
	2	667	730	NIL
	3	181	184	157
	4	461	602	475
	5	519	807	591
	6	993	418	1179
	7	295	316	269
	8	293	421	260
	9	140	138	154
	10	272	327	240
MARKET	1	370	365	296
	2	296	...	174
	2 & 3	...	153	...
	3	341	...	165
	4	374	851	432
	5	311	448	379
	6	305	800	496
	7	169	248	209
	8	737	934	880
NAGPADA 1st	1	128		323
	2	1210	113	871
NAGPADA 2nd	1	533	552	643
	2	437	498	505
	3	690	815	776
	4	804	626	721
UMARKHADI	1	643	756	726
	2	811	680	436
	3	901	806	902
	4	357	302	270
	5	765	699	618
	6	802	763	477
	7	612	497	565
	8	488	521	434
	9	169	245	234
	10	391	589	424

NOTE:—
FIGURES IN CIRCLES SHOW THE CENSUS CIRCLE Nos.
CIRCLE BOUNDARIES SHOWN BY DOTTED LINES.
SECTION BOUNDARIES BY FULL LINES.
IMPROVEMENT TRUST'S SCHEMES Nos. 1, 2, 3, 8, 29 AND 37 INDICATED BY HATCHING.
THE NEW UNDRIA STREET SCHEME IN CIRCLE 2 OF SECOND NAGPADA IS INDICATED BY CROSS HATCHING AREA 1¼ ACRES GROSS COST OF IMPROVEMENT Rs. 10 LAKHS.
REPRESENTED AREAS INDICATED BY MARGINAL HATCHING.
THE LINE A. B. SHOWS THE NORTH BOUNDARY OF ONE OF THE ORIGINAL BOMBAY ISLANDS ALL NORTH OF THIS LINE HAS BEEN RECLAIMED FROM THE SEA.

DENSITY OF POPULATION.

SECTIONS.	Area Acres.	Population in 1911.	Population per Acre. 1901.	1906.	1906.	1911.
BHULESHWAR	76	36409	506	509	503	481
CHUKLA	52	24231	624	473	569	470
DONGRI	131	23913	(106)	166	227	183
DHOBITALAO	100	38684	401	296	367	388
FANASWADI	52	18079	(192)	162	367	346
GIRGAUM	39	15643	(217)	192	291	401
KHETWADI	52	16777	(169)	388	412	323
KHARATALAO	42	22979	648	536	647	552
KUMBHARWADA	46	27703	699	598	712	602
KAMATIPURA	86	36761	442	404	582	556
MANDVI	80	23786	(227)	800	386	297
MARKET	89	30172	502	379	396	339
NAGPADA 1st	30	6414	376	357	113	217
NAGPADA 2nd	34	21700	562	547	648	633
UMARKHADI	105	45679	498	489	509	434
TOTAL Congested Area.	994	389870	.....	351	431	391
Bombay Island.	14578 = 22¾ Sq. Miles.	979445	58	54	66	67

NEARLY 2/5th OF THE POPULATION OF BOMBAY ISLAND IS HERDED INTO A LITTLE OVER 1/15th OF THE TOTAL AREA AT 391 TO THE ACRE.

BOMBAY IMPROVEMENT TRUST.

General Balance Sheet as at 31st March 1914.

Capital and Liabilities.				Cash.			Cash.			Securities.		
CAPITAL ACCOUNT.				Rs.	a.	p.	Rs.	a.	p.	Rs.	a.	p.
Schedule value of—												
Schedule "C" lands				53,44,120	7	8						
Schedule "D" lands				17,30,293	5	11						
							70,74,413	13	7			
Debt due to the General Public—	Rs.	a.	p.									
Debenture Loan of 1899 at 4 per cent.	50,00,000	0	0									
Debenture Loan of 1901 at 4 per cent.	30,00,000	0	0									
Debenture Loan of 1902 at 4 per cent.	30,00,000	0	0									
Debenture Loan of 1903 at 4 per cent.	60,00,000	0	0									
Debenture Loan of 1904 at 4 per cent.	50,00,000	0	0									
Debenture Loan of 1905 at 4 per cent.	30,00,000	0	0									
Debenture Loan of 1906 at 4 per cent.	20,00,000	0	0									
Debenture Loan of 1907 at 4 per cent.	15,00,000	0	0									
Debenture Loan of 1908 at 4 per cent.	30,00,000	0	0									
Sterling Loan of 1909 at 4 per cent....	84,99,000	0	0									
Sterling Loan of 1910 at 4 per cent....	49,95,000	0	0									
Debenture Loan of 1912 at 4 per cent.	25,00,000	0	0									
	4,74,94,000	0	0									
Deduct—												
Net Discount on the above Loans ...	6,40,509	15	5									
				4,68,53,490	0	7						
Debenture Loan of 1913 at 4 per cent....	18,00,000	0	0									
Add—												
Premium on the above Loan	17,555	15	0									
				18,17,555	15	0						
							4,86,71,045	15	7			
Special Grants from the Government of India—												
On 1st April 1911				50,00,000	0	0						
On 6th May 1913				4,00,000	0	0						
							54,00,000	0	0			
Sale-proceeds of Lands and Buildings under section 64 of the Act—												
Schedule C.												
	Rs.	a.	p.									
Cooperage Plot, { up to 31st March 1913	624	0	0									
during 1913-14 ...	.....											
				624	0	0						
Chaupáti Estate { up to 31st March 1913	4,427	9	8									
during 1913-14 ...	.....											
				4,427	9	8						
Parel Estate ... { up to 31st March 1913	1 316	3	5									
during 1913-14 ...	3,70,000	0	0									
				3,71,316	3	5						
Dispensary Plot (compensation awarded by the High Court) up to 31st March 1913	83,647	0	9									
during 1913-14	.....											
				83,647	0	9						
Schedule D.												
Agripáda Estate { up to 31st March 1913	567	5	10									
during 1913-14 ...	9,294	0	0									
				9,861	5	10						
Schemes.												
Scheme No. 1... { up to 31st March 1913	1,20,570	15	0									
during 1913-14 ...	.....											
				1,20,570	15	0						
Scheme No. 2... { up to 31st March 1913	4,92,197	14	6									
during 1913-14 ...	624	15	2									
				4,92,822	13	8						
Scheme No. 3... { up to 31st March 1913	5,68,779	6	8									
during 1913-14 ...	38,067	7	2									
				6,06,846	13	10						
Scheme No. 4... { up to 31st March 1913	56,294	9	6									
during 1913-14 ...	.....											
				56,294	9	6						
Scheme No. 5... { up to 31st March 1913	16,657	1	5									
during 1913-14 ...	41,245	4	2									
				57,902	5	7						
Scheme No. 6... { up to 31st March 1913	7,435	2	1									
during 1913-14 ...	1,016	8	11									
				8,451	11	0						
Carried over ...				18,12,765	8	3	6,11,45,459	13	2			

IMPROVEMENT TRUST.

Sheet as at 31st March 1914.

Property and Assets.			Cash.		Cash.		Securities.
CAPITAL ACCOUNT.			Rs. a. p.		Rs. a. p.		Rs. a. p.
Book Value of lands as *per contra*			.....		70,74,413 13 7		
Refund of preliminary expenses and interest made to Government under section 69 (1) and (2) of Act IV of 1898 ...			.....		38,018 11 7		
Improvement of Lands vested in the Board.							
Schedule "C" Lands			5,19,367 9 7				
Schedule "D" Lands			8,12,545 5 1				
Schedule "F" Lands			8 0 0				
Schemes.							
Scheme No. 1—First Nágpáda Improvement Scheme		29,04,850 6 11					
Scheme No. 2—Road from Queen's Road to Carnac Bridge		83,69,308 3 0					
Scheme No. 3—Road, Elphinstone Bridge to Queen's Road		1,07,56,541 2 10					
Scheme No. 4—Gowália Tank Scheme ...		21,47,914 4 2					
Scheme No. 5—Dádar-Mátunga Street Scheme		25,73,297 13 8					
Scheme No. 6—Sion-Mátunga Street Scheme		20,33,439 15 7					
Scheme No. 7—Colaba Reclamation Scheme		4,63,625 6 11					
Scheme No. 8—Mándvi-Koliwáda Improvement Scheme		26,24,309 2 3					
Scheme No. 9—Sankli Street Scheme ...		28,261 9 2					
Scheme No. 13—Souter Street Extension Scheme (Eastwards)		65,573 14 3					
Scheme No. 27—Mathew Road Street Scheme		13,32,595 11 5					
Scheme No. 29—Nowrojee Hill Improvement Scheme		71,97,366 14 11					
Scheme No. 30—Souter Street Extension Scheme (Westwards)		1,18,451 4 8					
Scheme No. 31—Parel Street Scheme ...		48,52,760 0 11					
Scheme No. 32—East Agripáda Improvement Scheme		15,83,113 1 5					
Scheme No. 33—Bhatwádi Improvement Scheme		3,21,079 13 2					
Scheme No. 36—Chunam Kiln Road Street Scheme		2,86,111 12 7					
Scheme No. 37—Crawford Market to Sandhurst Road Scheme		47,74,833 1 4					
Scheme No. 41—Undria Street Improvement Scheme		158 8 0					
Scheme No. 43—Parel Road Central Scheme.		7,000 0 0					
Sewri Road		500 0 0					
Chaupati Reclamation		1,883 0 0					
			5,24,47,805 3 2				
Police Accommodation Schemes.							
Scheme No. 14—Nágpáda Estate		84,449 12 0					
Scheme No. 16—Wodehouse Road Estate ...		3,22,6 6 15 1					
Scheme No. 17—Duncan Road		58,980 10 6					
Scheme No. 18—Shepherd Road		30,223 9 8					
Scheme No. 19—Agripáda		1,79,119 10 8					
Scheme No. 23—Connaught Road		79.495 9 11					
Scheme No. 24—Princess Street		2,65,953 6 10					
Scheme No. 25—Gamdevi		624 1 1					
Scheme No 34—Lamington Road		279 0 0					
Scheme No. 35—Falkland Road		251 9 10					
Scheme No. 39—Parel Road		793 13 10					
			10,28,838 3 5				
Mill Companies' Chawl Schemes.							
Scheme No. 42—Spring Mills		2,155 12 0					
Kohinoor Mills		1,5 0 0 0					
			3,655 12 0				
Surveys of the Island of Bombay ...		1,06,872 9 11					
Administrative Offices		3,20,455 8 5					
Store Yard at Agripáda		5,036 6					
Central Stores behind Frere Fletcher School		15,656 5 8					
			4,48,020 13 6				
Total (Appendix II) ...			.....		5,52,60,240 14 9		
Carried over ...			.....		6,23,72,673 7 11		...

Capital and Liabilities.	Cash.	Cash.	Securities.
	Rs. a. p.	Rs. a. p.	Rs. a. p.
Brought forward ...	18,12,765 8 3	6,11,45,459 13 2	.....
CAPITAL ACCOUNT—*continued.*			
Sale-proceeds of Lands and Buildings under section 64 of the Act—*continued.*			
Schemes—continued.			
Scheme No. 8... { up to 31st March 1913 88,666 2 3 / during 1913-14 ... 78,210 0 0	1,66,876 2 3		
Scheme No. 9... { up to 31st March 1913 4,370 0 0 / during 1913-14	4,370 0 0		
Scheme No. 27. { up to 31st March 1913. 45,523 13 10 / during 1913-14 ... 26,790 0 0	72,313 13 10		
Scheme No. 29. { up to 31st March 1913 1,57,832 5 0 / during 1913-14 ... 42,710 5 8	2,00,542 10 8		
Scheme No. 30. { up to 31st March 1913 1,32,000 0 0 / during 1913-14	1,32,000 0 0		
Scheme No. 31. { up to 31st March 1913 3,36,518 12 5 / during 1913-14 ... 2,89,924 15 11	6,26,443 12 4		
Scheme No. 32. { up to 31st March 1913 ..... / during 1913-14 ... 412 4 0	412 4 0		
Scheme No. 33. { up to 31st March 1913 17,692 12 9 / during 1913-14	17,692 12 9		
Scheme No. 36. { up to 31st March 1913 10,640 0 0 / during 1913-14	10,640 0 0		
Scheme No. 37. { up to 31st March 1913 310 6 5 / during 1913-14 ... 4,375 14 5	4,686 4 10		
POLICE SCHEMES.			
Scheme No. 17 (Duncan Road)	1,746 0 0		
Scheme No. 18 (Shepherd Road)	10 10 0		
Receipts under section 64 (1) (c) (composition of Rent)—			
Scheme No. 3—Sandhurst Road ... 21,000 0 0			
Scheme No. 8—Mandvi-Koliwada ... 200 0 0			
Scheme No. 27—Mathew Road ... 31,150 0 0	52,350 0 0		
Total, Sale-proceeds ...		31,02,849 14 11	
Appropriations from General Account under section 79 (1) of Act IV of 1898—			
Up to 31st March 1913	30,82,461 12 10		
For 1913-1914	7,36,192 12 1		
(See Appendix V)		38,18,654 8 11	
Investment of Cash Balances—			
Nominal value of 3½ per cent. Government Promissory Notes as *per contra*	.....	.....	16,97,300 0 0
Nominal value of 3½ per cent. Government Promissory Notes of the compensation money awarded for the Trust's interest in the Dispensary Plot	.....	.....	86,800 0 0
Nominal value of 4 per cent. Bombay Improvement Trust Sterling Debentures	.....	.....	1,50,000 0 0
Total, Capital Account ...	.....	(a)6,80,66,964 5 0	(a)19,34,100 0 0
GENERAL ACCOUNT.			
Receipts from Ground-rents, Rents of Buildings, Lease-holds, &c., under section 64 (2) of the Act ...	20,84,721 13 5		
Contribution from Municipal Fund under section 72 of the Act	9,32,093 10 11		
Refund of Municipal Taxes	41,308 1 2		
Interest on Investments, &c.	2,53,509 10 4		
Sundries	4,524 1 10		
(See Appendix III)		33,16,157 5 8	
Total, General Account ...	.....	(b)33,16,157 5 8	.....

Property and Assets.	Cash.	Cash.	Securities.
	Rs. a. p.	Rs. a. p.	Rs. a. p.
Brought forward ...	.....	6,23,72,673 7 11	.....
CAPITAL ACCOUNT—*continued.*			
General Surveys	33,656 14 9		
Tools and Plant	1,09,839 3 0		
Stores in Stock	43,042 10 10		
Premia for Designs of Chawls	1,000 0 0		
		1,87,538 12 7	
Cost of Alteration of the new Telegraph Office and Workshop at Byculla	.....	4,556 14 9	
Appropriations to General Account under section 79 (*2*) of the Act (as per Appendix V) for—			
1906-07	56,081 4 2		
1907-08	1,22,781 3 10		
1908-09	1,25,306 10 10		
		3,04,169 2 10	
Balances paid under sections 79 (3) (*b*) (i) and 79 (3) (*b*) (iii) of Act IV of 1898.			
To Government up to 31st March 1910	1,00,143 8 1		
To the Municipal Corporation up to 31st March 1911 ...	18,88,984 10 11		
		19,89,128 3 0	
Investment of Cash Balances—			
Cost of 3½ per cent. Government Promissory Notes ...	16,62,553 5 0		
Cost of 3½ per cent. Government Promissory Notes on account of Dispensary plot	83,634 7 11		
Cost of 4 per cent. Bombay Improvement Trust Sterling Debentures	1,44,747 1 2		
		18,90,934 14 1	
		(*f*) 6,67,49,001 7 2	.....
Balance ...	.....	13,17,962 13 10	19,34,100 0 0
Total, Capital Account ...	.....	6,80,66,964 5 0	19,34,100 0 0
GENERAL ACCOUNT.			
Charges as per section 77 (*1*) of the Act	1,61,868 6 10		
Municipal Rates and Taxes	1,63,229 13 2		
Appropriation to Sinking Fund under section 55 (*1*) for Trustees' Debenture Loans	2,41,697 1 0		
Interest on Debenture Loans	18,99,702 8 2		
Sundries	31,175 1 7		
Interest under section 68 (1) of Act IV of 1898	82,311 10 10		
(See Appendix IV) ...		25,79,964 9 7	
Balance to be appropriated to Capital (Appendix V) ...	.....	7,36,192 12 1	
Total, General Account ...	.....	(*g*) 33,16,157 5 8	.....

Capital and Liabilities.				Cash.		Cash.		Securities.	
				Rs. a. p.		Rs. a. p.		Rs. a. p.	
SINKING FUND ACCOUNT.									
Amount received from General Account Revenue under section 55 (*1*) of the Act—	Rs.	a.	p.						
On account of Debenture Loan of 1899.	2,90,668	0	0						
" Debenture Loan of 1901.	1,50,720	0	0						
" Debenture Loan of 1902.	1,38,160	0	0						
" Debenture Loan of 1903.	2,51,200	0	0						
" Debenture Loan of 1904.	1,87,609	0	0						
" Debenture Loan of 1905.	1,00,480	0	0						
" Debenture Loan of 1906.	85,961	9	4						
" Debenture Loan of 1907.	55,315	6	0						
" Debenture Loan of 1908.	92,193	8	8						
" Debenture Loan of 1909.	2,30,688	4	0						
" Debenture Loan of 1910.	1,05,542	10	4						
" Debenture Loan of 1912.	15,365	8	0						
				17,04,043	14 4				
Interest on 4 per cent. Debentures— To 31st March 1914.									
On account of Loan, 1899	98,591	4	5						
On account of Loan, 1901	40,093	5	7						
On account of Loan, 1902	33,123	14	10						
On account of Loan, 1903	53,122	7	3						
On account of Loan, 1904	34,720	14	3						
On account of Loan, 1905	16,390	12	9						
On account of Loan, 1906	12,001	11	3						
On account of Loan, 1907	6,449	7	8						
On account of Loan, 1908	8,569	5	7						
On account of Loan, 1909	18,695	2	4						
On account of Loan, 1910	6,164	3	3						
On account of Loan, 1912	132	13	6						
				3,28,955	6 8				
						20,32,999	5 0		
Nominal Value of Debentures purchased as *per contra* ...				.....		.....		20,28,500	0 0
Total, Sinking Fund Account ...				.....		(*c*) 20,32,999	5 0	(*c*) 20,28,500	0 0
PROVIDENT FUND ACCOUNT.									
Employés' Contribution				1,19,525	8 9				
Interest on do.				24,924	15 0				
Trustees' Contribution including forfeitures				1,35,602	2 9				
Interest on Trustees' Contribution				24,300	4 10				
						3,04,352	15 4		
Nominal value of Government Promissory Notes as *per contra*				.....		.....		80,000	0 0
Total, Provident Fund Account ...				.....		(*d*) 3,04,352	15 4	(*d*) 80,000	0 0
MISCELLANEOUS ACCOUNTS.									
Deposits from Contractors and others				3,91,839	7 1	.....		7,28,400	0 0
Interest on Security Deposits				2,811	9 8	.....		.....	
Miscellaneous Advances—									
Amount recovered from private parties for work done on their behalf				2,803	7 10	.....		.....	
Gallery Projection Fees				46,634	3 3	.....		.....	
Interest unpaid to Debenture holders—	Rs.	a.	p.						
By Hongkong Bank for Loan of 1899 ...	*1,544	11	0						
By Bank of Bombay for Loans from 1901—1908 and 1912	52,560	0	0						
By Chartered Bank for Loans of 1909 and 1910	660	0	0						
				54,764	11 0				
						4,98,853	6 10		
Total, Miscellaneous Accounts ...				.....		(*e*) 4,98,853	6 10	(*e*) 7,28,400	0 0
Carried over ...(*a*), (*b*), (*c*), (*d*) & (*e*)				.....		7,42,19,327	5 10	47,71,000	0 0

	Rs.	a.	p.
* As per certificate	1,535	13	4
Difference adjusted by the Bank on 20th May 1914	8	13	8
	1,544	11	0

Property and Assets.	Cash.	Cash.	Securities
	Rs. a. p.	Rs. a. p.	Rs a. p.
SINKING FUND ACCOUNT.			
Cost of 4 per cent. Debentures—			
On account of Loan of 1899 for Rs. 3,92,000	3,89,086 0 4		
On account of Loan of 1901 for „ 1,92,500	1,91,840 12 2		
On account of Loan of 1902 for „ 1,71,500	1,71,478 8 6		
On account of Loan of 1903 for „ 3,03,000	3,04,495 7 1		
On account of Loan of 1904 for „ 2,21,000	2,22,157 10 7		
On account of Loan of 1905 for „ 1,16,500	1,16,708 13 8		
On account of Loan of 1906 for „ 98,000	97,898 6 3		
On account of Loan of 1907 for „ 61,500	61,585 4 1		
On account of Loan of 1908 for „ 1,00,000	1,00,607 10 11		
On account of Loan of 1909 for „ 2,47,000	2,49,546 6 7		
On account of Loan of 1910 for „ 1,10,000	1,11,794 9 7		
On account of Loan of 1912 for „ 15,500	15,448 15 2		
(See Appendix VI) Rs. 20,28,500		(*h*) 20,32,648 8 11	
Balance ...	.....	350 12 1	20,28,500 0 0
Total, Sinking Fund Account ...	.....	20,32,999 5 0	20,28,500 0 0
PROVIDENT FUND ACCOUNT.			
Refund of Subscribers' Contribution	5,409 12 10		
Interest paid on do.	926 4 5		
Payment of Trustees' Contribution	5,963 3 0		
Interest paid on do.	878 10 5		
		13,177 14 8	
Cost of 3½ per cent. Government Promissory Notes	.....	78,364 14 0	
		(*i*) 91,542 12 8	
Balance ...	.....	2,12,810 2 8	80,000 0 0
Total, Provident Fund Account ...	.....	3,04,352 15 4	80,000 0 0
MISCELLANEOUS ACCOUNTS.			
Refund of Deposits to Contractors and others	1,68,136 1 2	.....	97,200 0 0
Interest on Security Deposits	2,667 10 3		
Advances on Imprest Accounts ... Rs.1,63,116 1 0			
Do. to Engineer for private works „ 3,908 5 2			
	1,67,024 6 2		
Amount lodged with the Accountant General in connection with the Dispensary plot	12 8 10		
Amount paid to the Municipality on account of Gallery Projection Fees	1,928 15 1		
		(*j*) 3,39,769 9 6	(*j*)97,200 0 0
Balance ...	.....	1,59,083 13 4	6,31,200 0 0
Total, Miscellaneous Accounts ...	.....	4,98,853 6 10	7,28,400 0 0
Carried over (*f*), (*g*), (*h*), (*i*) & (*j*) ..	.....	7,25,29,119 11 11	97,200 0 0

Capital and Liabilities.	Cash.	Cash.	Securities.
		Rs. a. p.	Rs. a. p.
Brought forward Total (*a, b, c d and e*) ...	.....	7,42,19,327 5 10	47,71,000 0 0
	...		
	...		
Grand Total (*a, b, c, d and e*) ...	.....	7,42,19,327 5 10	47,71,000 0 0

Examined and found correct. The securities in which the Trustees' surplus balances, etc., are invested, and the security deposits of contractors and others have been checked and found to agree with the amounts entered above. The cash balance has also been checked and found correct.

F. L. SILVA,
Assistant Examiner of Local Fund Accounts. } Auditor.

Accountant General's Office, Bombay, 19th September 1914.

Property and Assets.				Cash.	Cash.	Securities.
				Rs. a. p.	Rs. a. p.	Rs. a. p.
Brought forward Total (*f, g, h, i and j*) ...				.....	7,25,29,119 11 11	97,200 0 0
Balances in Banks—	*Cash.*		*Securities.*			
	Rs.	a. p.	Rs.			
Capital Account ...	13,17,962	13 10	19,34,100			
Sinking Fund Account ...	350	12 1	20,28,500			
Provident Fund Account.	2,12,810	2 8	80,000			
Miscellaneous Accounts...	1,59,083	13 4	6,31,200			
				.....	*(*k*)16,90,207 9 11	*(*k*)46,73,800 0 0
Grand Total (*f, g, h, i, j* and *k*) ...				.....	7,42,19,327 5 10	47,71,000 0 0

Specification of Balances in Banks and in hand :—

	Cash. Rs. a. p.		Securities. Rs. a. p.
Hongkong and Shanghai Banking Corporation	1,734	5 7	In Bank's Safe Custody—
Bank of Bombay	72,615	9 11	Government Promissory Notes 22,36,200 0 0
Chartered Bank of India, Australia and China	868	9 11	Municipal Debentures .. 2,16,000 0 0
National Bank of India	748	11 10	Port Trust Debentures... 1,69,500 0 0
Mercantile Bank of India	4,00,262	5 3	Bombay Improvement Trust Debentures ... 19,59,000 0 0
Bank of India	4,50,043	9 7	Government Promissory
Eastern Bank	4,62,105	11 5	Notes in the hands of
Yokohama Specie Bank	3,00,710	1 7	the Accountant Gene-
Cash in hand	1,118	8 10	ral Bombay 86,800 0 0
			Securities in hand ... 6,300 0 0
Total Rs. ...	*16,90,207	9 11	Tota Rs. ... *47,7[illegible],800 0 0

G. W. HATCH,
Chairman.

C. M. CORREA,
Secretary and Chief Accountant.

Secretary's Office, Bombay, 18th September 1914.

APPENDIX I.

CAPITAL ACCOUNT.

Cost of Management and Establishment.

Budget Estimate for the year 1913-1914.	Particulars.	Actual Expenditure for the year ending 31st March 1914.	
Rs	COST OF MANAGEMENT AND INCIDENTAL EXPENSES AS PER SECTION 75 (*1*) OF THE ACT.	Rs. a. p.	Rs. a. p.
	Chairman's Salary and Allowances—		
36,000	Salary	36,000 0 0	
8,066	Exchange Compensation, Pension and Leave Contribution.	8,553 3 0	
44,066			44,553 3 0
18,155	Trustees' Fees	.....	17,320 0 0
	Secretary's Department—		
38,188	Establishment	37,207 3 9	
1,400	Contingencies including Postage ...	1,314 2 8	
50	Books	47 15 0	
800	Stationery	851 0 7	
5,900	Printing including Advertisement	5,936 5 4	
46,338			45,516 11 4
19,001	Law Expenses (General)	25,980 13 0	
697	Furniture for all Departments	76 1 6	
364	Clothing to Peons	361 6 0	
12,364	Expenses of Loan of 1913 and Stamp Duty	12,364 7 6	
26,880	Contribution to Provident Fund	25,968 12 7	
11,056	Maintenance of Administrative Offices, Central Stores and Payshed and Office furniture	..... 10,474 6 1	
12,197	Disposal of Lands (Brokerage etc.)	13,116 5 6	
82,559			88,342 4 2
1,91,118	(Total Cost of Management) ...	.....	1,95,732 2 6
	COST OF ESTABLISHMENTS CHARGEABLE TO CAPITAL ACCOUNT.		
	Engineering Department—		
79,781	Establishment	77,334 8 1	
	Temporary Establishment	600 6 11	
650	Survey Instruments	366 4 8	
	Contingencies—		
900	Printing	522 14 8	
3,000	Stationery	2,947 15 2	
1,249	Sundries	1,306 0 1	
85,580			83,078 1 7
	Land Manager's Department—		
93,000	Establishment	88,132 4 5	
	Contingencies—		
1,000	Printing	956 3 3	
2,580	Stationery	3,075 11 6	
700	Sundries	462 4 11	
97,280			92,626 8 1
	Special Collectors' Department—		
20,400	Collectors' Salary	28,204 1 6	
...	Do. Conveyance Allowance	544 15 9	
	Do. Pension Contribution	1,951 0 4	
13,816	Do. Deputation Allowance	3,165 1 9	
	Do. Exchange Compensation		
16,166	Establishment (including Leave and Pension Contribution)	15,693 1 1	
1,500	Contingencies	823 11 9	
51,882			50,382 0 2
2,34,742	Carried over ...	.....	2,26,086 9 10
1,91,118		.....	1,95,732 2 6

Budget Estimate for the year 1913-1914.	Particulars.	Actual Expenditure for the year ending 31st March 1914.	
Rs. 1,91,118	Brought forward ...	Rs. a. p.	Rs. a. p. 1,95,782 2 6
2,34,742			2,26,086 9 10
	COST OF ESTABLISHMENTS CHARGEABLE TO CAPITAL ACCOUNT—*continued.*		
13,072	Expenses of Tribunal	11,554 0 10	
7,170	Engineer's Works Establishment	6,915 5 2	
11,000	Land Manager's Acquisition Establishment ...	10,682 11 6	
31,242			23,152 1 6
2,65,984	(Total Cost of Establishment) ...	.....	2,55,238 11 4
4,57,102	(Total Cost of Management and Establishment) ...	.....	(*a*) 4,50,970 13 10
	COST OF ESTABLISHMENT AS PER SECTION 77 OF THE ACT.		
54,948	Engineer's Works Establishment	4,353 6 9	
	Land Manager's Revenue Establishment	50,635 11 6	
	Cost of Land Superintendent's Staff	618 6 10	
			*(*b*)55,607 9 1
5,12,050	Grand Total ...Rs.	(*a*) and (*b*)	5,06,578 6 11

* Allocated directly to General Account.

G. W. HATCH,
Chairman.

C. M. CORREA,
Secretary and Chief Accountant.

Secretary's Office, Bombay, 18th September 1914.

Examined and found correct.

F. L. SILVA,
Assistant Examiner of Local Fund Accounts. } Auditor.

Bombay, 19th September 1914.

APPENDIX II.

CAPITAL ACCOUNT.

Statement of Expenditure on Works.

Works.	Expenditure on Works.			Proportionate Cost of Management and Establishment.			Grand Total to end of 1913-14.
	To end of 31st March 1913.	During 1913-14.	Total to end of 1913-14.	To end of 31st March 1913.	During 1913-14.	Total to end of 1913-14.	
IMPROVEMENT OF LANDS VESTED IN THE BOARD.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
Schedule C.—Lands.							
Flats	8,368 15 5	.....	8,368 15 5				
Laying out Chaupáti Estate	92,726 2 5	.....	92,726 2 5				
Fire Service on Cotton Green	5,021 1 4	.....	5,021 1 4				
New Roads on Hornby Road Plot, Scheme No. 22	1,04,190 1 8	.....	1,04,190 1 8				
" " Wellington Lines Plot, Scheme No. 20	30,649 14 7	.....	30,649 14 7				
Wellington Lines Central Garden	3,615 14 4	.....	3,615 14 4				
New Roads on Marine Lines Plot	3,014 0 3	1,607 1 2	4,621 1 5	1,32,088 2 9	14,194 0 0	1,46,282 2 9	5,19,367 9 7
" " Wodehouse Road Plot, Scheme No. 21	22,364 8 0	.....	22,364 8 0				
Filling in Wells and Payments for Site	36,194 12 1	.....	36,194 12 1				
Special Repairs, "Kennedy Sea Face"	59,048 13 11	.....	59,048 13 11				
Plot south of Crawford Market (Scheme No. 10)	4,767 3 4	.....	4,767 3 4				
Secretariat Plot	1,516 14 4	.....	1,516 14 4				
	3,71,478 5 8	1,607 1 2	3,73,085 6 10				
Schedule D.—Lands.							
Connaught Road Estate, Scheme No. 12—							
Road Construction and Filling in	23,336 1 5	.....	23,336 1 5				
Sundries	2,269 13 1	.....	2,269 13 1				
	25,605 14 6	.....	25,605 14 6				
Agripáda Estate, Scheme No. 11—							
Filling in Site, etc.	3,26,619 4 11	*Cr.* 36,980 6 6	2,89,638 14 5				
Road Construction	1,79,457 14 6	*Cr.* 549 0 6	1,78,908 14 0				
Paving Foot-paths	16,142 3 1	.....	16,142 3 1				
Sundries	2,094 8 1	.....	2,094 8 1				
Drainage	1,23,733 2 3	.....	1,23,733 2 3				
	6,48,047 0 10	*Cr.* 37,529 7 0	6,10,517 9 10	1,64,823 6 3	7,523 0 0	1,71,846 6 3	8,12,545 5 1

Land west of Railway	3,850 11 6	.....	3,850 11 6						
Lands at Mátunga—Filling in	724 11 0	.....	724 11 0						
	6,78,228 5 10	*Cr.* 37,529 7 0	6,40,698 14 10						
Schedule F.—Lands	.....	.....	.....	6 0 0	2 0 0	8 0 0	8 0 0		
Schemes.									
Scheme No. 1.—First Nágpáda Improvement Scheme.									
Land—									
Acquisition of Properties	15,30,248 2 0	.....	15,30,248 2 0						
Brokerage, Law Charges and Sundries	41,480 3 0	17 8 0	41,497 11 0						
Roads, etc.—									
Roads	75,747 7 8	.....	75,747 7 8						
Open Spaces	429 4 1	.....	429 4 1	4,89,877 8 5	1,963 0 0	4,91,840 8 5	29,04,850 6 11		
Chawls—									
Agripáda (4 Blocks)	1,71,657 2 4	120 4 1	1,71,777 6 5						
„ (12 Blocks)	5,00,194 13 5	69 8 0	5,00,264 5 5						
Nágpáda (2 Blocks)	91,829 6 0	167 8 6	91,996 14 6						
Sheds for Sweepers	809 8 11	239 2 6	1,048 11 5						
	24,12,395 15 5	613 15 1	24,13,009 14 6						
Scheme No. 2.—Road "Queen's Road to Carnac Bridge."									
Land—									
Acquisition of Properties	66,04,287 14 10	.....	66,04,287 14 10						
Brokerage, Law Charges and Sundries	1,85,108 15 11	*Cr.* 12 14 0	1,85,096 1 11						
Roads, etc.—									
Roads	1,75,609 15 5	2,078 6 0	1,77,688 5 5						
Removal of Debris	3,240 6 8	.....	3,240 6 8	8,07,031 14 9	23,436 11 8	8,30,468 10 5	83,69,308 3 0		
Chawls—									
Chandanwádi	4,77,505 6 5	.....	4,77,505 6 5						
Princess Street	39,272 4 2	.....	39,272 4 2						
Temporary Sheds—Kennedy Sea Face	51,579 7 5	.....	51,579 7 5						
Sheds for Sweepers	.....	169 9 9	169 9 9						
	75,36,604 6 10	2,235 1 9	75,38,839 8 7						
Carried over ...Rupees.	1,09,98,707 1 9	*Cr.* 33,073 5 0	1,09,65,633 12 9	15,93,327 0 2	47,118 11 8	16,40,445 11 10	1,26,06,079 8 7		

Works.	Expenditure on Works.			Proportionate Cost of Management and Establishment.			Grand Total to end of 1913-14.
	To end of 31st March 1913.	During 1913-14.	Total to end of 1913-14.	To end of 31st March 1913.	During 1913-14.	Total to end of 1913-14.	
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
Brought forward ... Rupees.	1,09,98,707 1 9	*Cr.* 33,073 5 0	1,09,65,633 12 9	15,93,327 0 2	47,118 11 8	16,40,445 11 10	1,26,06,079 8 7
SCHEMES—*continued.*							
Scheme No. 3.—Road "Elphinstone Bridge to Queen's Road."							
Land—							
Acquisition of Properties	80,48,159 3 2	2,770 15 9	80,50,930 2 11				
Brokerage, Law Charges and Sundries	2,41,327 8 0	166 2 5	2,41,493 10 5				
Roads, etc.—							
Roads	3,08,485 14 10	17,054 11 3	3,25,540 10 1				
Filling in	4,307 9 2	1,229 8 0	5,537 1 2				
Removal of Debris	1,238 1 8	.....	1,238 1 8				
Chawls—				10,27,887 6 5	47,831 6 1	10,75,718 12 6	1,07,56,541 2 10
Imámwáda	6,36,874 7 4	4 0 0	6,36,878 7 4				
Six additional Blocks at Agripáda	2,65,216 6 7	*Cr.* 690 10 3	2,64,525 12 4				
One Block at Nágpáda	92,391 7 10	.. ...	92,391 7 10				
Temporary Sheds at Agripáda	9,478 5 6	... ..	9,478 5 6				
Semi-permanent Huts at Charni Road and Chowpáti ..	42,306 2 8	9,989 0 6	52,295 3 2				
Sheds for Bhangis and Sweepers	500 15 5	12 8 6	513 7 11				
	96,50,286 2 2	30,536 4 2	96,80,822 6 4				
Scheme No. 4.—"Gowália Tank Scheme."							
Land—							
Acquisition of Properties	12,10,322 4 2	28 0 0	12,10,350 4 2				
Brokerage, Law Charges and Sundries	65,936 8 6	97 7 5	66,033 15 11				
Roads, etc.—							
Roads	2,78,072 6 5	654 6 3	2,78,726 12 8				
Filling in	2,13,099 14 0	9,626 15 4	2,22,726 13 4	2,40,127 0 11	10,002 4 4	2,50,129 5 3	21,47,914 4 2
Retaining Walls	40,414 7 4	.....	40,414 7 4				
Slip in Gibbs Road	79,424 10 6	.....	79,424 10 6				
Steps for Pedestrians on Hughes Road	107 15 0	.....	107 15 0				
	18,87,378 1 11	10,406 13 0	18,97,784 14 11				

Scheme No. 5.—"Dádar-Mátunga Street Scheme."								
Land—								
Acquisition of Properties	9,06,392 12 3	1,27,521 0 0	20,33,913 12 3					
Brokerage, Law Charges and Sundries	60,850 15 6	2,690 3 8	63,551 3 2					
Roads, etc.—				1,80,506 4 7	36,339 0 0	2,16,845 4 7	25,73,297 13 4	
Roads	8,408 0 5	15,650 13 4	24 058 13 9					
Filling in	1,58,609 7 9	76,295 0 2	2,34,904 7 11					
Removal of Debris	24 4 0	.....	24 4 0					
	21,34,295 7 1	2 22,157 1 2	23,56,452 9 1					
Scheme No. 6.—"Sion-Matunga Street Scheme."								
Land—								
Acquisition of Properties	15,44,634 14 7	1,48,934 0 0	16,93,568 14 7					
Brokerage, Law Charges and Sundries	57,961 9 10	649 7 0	58,611 0 10					
Roads, etc.—				1,56,713 10 9	15,805 0 0	1,72,518 10 9	20,33,439 15 7	
Roads	594 0 9	2,203 9 8	2,797 10 5					
Filling in	56,283 12 3	46,388 11 6	1,02,672 7 9					
Chawls—								
Semi-permanent Sheds at Matunga	1,746 3 4	1,524 15 11	3,271 3 3					
	16,61,220 8 9	1,99,700 12 1	18,60,921 4 10					
Scheme No. 7.—"Colába Reclamation Scheme."								
Land—								
Acquisition of Properties	13,000 0 0	.....	13,000 0 0					
Brokerage, Law Charges and Sundries	14,214 9 6	.....	14,214 9 6					
Roads, etc.—				67,834 9 7	894 0 0	68,728 9 7	4,68,925 6 11	
Roads	1,15,197 7 1	.....	1,15,197 7 1					
Filling in	2,14,039 9 4	.....	2,14,039 9 4					
Protection Works	43,745 3 5	.....	43,745 3 5					
	4,00,196 13 4	.....	4,00,196 13 4					
Carried over ... Rupees.	2,67,32,084 3 10	4,29,727 9 5	2,71,61,811 13 3	32,66,396 0 5	1,57,990 6 1	34,24,386 6 6	3,05,86,193 3 9	

Works.	Expenditure on Works.			Proportionate Cost of Management and Establishment.			Grand Total to end of 1913-14.
	To end of 31st March 1913.	During 1913-14.	Total to end of 1913-14.	To end of 31st March 1913.	During 1913-14.	Total to end of 1913-14.	
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
Brought forward ...Rupees.	2,67,32,084 3 10	4,29,727 9 5	2,71,61,811 13 3	32,66,396 0 5	1,57,990 6 1	34,24,386 6 6	3,05,86,198 3 9
SCHEMES—*continued.*							
Scheme No. 8.—"Mándvi-Koliwáda Improvement Scheme."							
Land—							
Acquisition of Properties	19,80,198 13 3	.....	19,80,198 13 3				
Brokerage, Law Charges and Sundries	44,051 9 11	12 4 0	44,063 13 11				
Roads, etc.—							
Roads	55,882 10 4	1,463 9 8	57,346 4 0				
Removal of Debris	284 15 11	.....	284 15 11	2,37,450 13 5	12,039 0 0	2,49,489 13 5	26,24,309 2 8
Chawls—							
Mándvi-Koliwáda	2,55,610 6 8	.....	2,55,610 6 8				
Paltan Road Huts	37,031 1 11	279 3 8	37,310 5 7				
Sheds for Sweepers	4 9 6	.....	4 9 6				
	23,73,064 3 6	1,755 1- 4	23,74,819 4 10				
Scheme No. 9.—"Sánkli Street Scheme."							
Land—							
Acquisition of Properties	17,000 0 0	.....	17,000 0 0				
Brokerage, Law Charges and Sundries...	271 6 3	.....	271 6 3	2,626 11 7	.....	2,626 11 7	28,261 9 2
Roads, etc.—							
Roads	8,363 7 4	.....	8,363 7 4				
	25,634 13 7	.....	25,634 13 7				
Scheme No. 13.—"Souter Street Extension Scheme Eastwards."							
Land—							
Acquisition of Properties	20,785 14 3	.....	20,785 14 3				
Brokerage, Law Charges and Sundries	7,823 13 5	.....	7,823 13 5				
Roads, etc.—				10,415 9 0	5 0 0	10,420 9 0	65,573 14 3
Roads	8,820 6 8	.....	8,820 6 8				
Filling in	17,693 2 11	.....	17,693 2 11				
	55,123 5 3	.....	55,123 5 3				

Scheme No. 27.—"Mathew Road Street Scheme."											
Cr Land—											
Acquisition of Properties	10,90,458 10 10	.....	10,90,458 10 10								
Brokerage, Law Charges and Sundries	32,917 1 3	175 4 0	33,092 5 3								
Roads, etc.—				1,40,363 4 7	7,983 0 0	1,48,253 4 7	13,32,095 11 5				
Roads	58,068 11 1	600 9 9	58,669 4 10								
Filling in	1,619 1 11	.....	1,619 1 11								
	11,83,063 9 1	775 13 9	11,83,839 6 10								
Scheme No. 29.—"Nowrojee Hill Improvement Scheme."											
Land—											
Acquisition of Properties	62,29,021 7 3	1,30,445 12 2	63,59,467 3 5								
Brokerage, Law Charges and Sundries	1,01,868 3 0	6,551 0 4	1,08,419 3 4								
Roads, etc.—											
Roads	40,484 1 8	10,557 6 1	51,041 7 9								
Filling in	39,781 5 8	33,057 8 3	72,848 13 11	4,76,533 6 1	32,437 6 11	5,08,970 13 0	71,97,366 14 11				
Removal of Debris	10,582 8 6	1,566 12 0	12,149 4 6								
Chawls—											
Nowrojee Hill Road	.....	84,470 1 0	84,470 1 0								
	64,21,737 10 1	2,66,658 7 10	66,88,396 1 11								
Scheme No. 30.—"Souter Street Extension Westwards."											
Land—											
Acquisition of Properties	69,542 4 10	.....	69,542 4 10								
Brokerage, Law Charges and Sundries...	6,408 13 3	.....	6,408 13 3								
Roads, etc.—				12,830 14 0	301 0 0	13,181 14 6	1,18,451 4 8				
Roads	3,086 1 11	*Cr.*394 5 8	2,691 12 3								
Filling in	26,626 7 10	.....	26,626 7 10								
	1,05,663 11 10	*Cr.*394 5 8	1,05,269 6 2								
Carried over ...Rupees	3,68,96,371 9 2	6,98,522 10 8	3,75,91,894 3 10	41,46,701 11 7	2,10,630 13 0	43,57,362 8 7	4,19,52,256 12 5				

Works.	Expenditure on Works.			Proportionate Cost of Management and Establishment.			Grand Total to end of 1913-14.
	To end of 31st March 1913.	During 1913-14.	Total to end of 1913-14.	To end of 31st March 1913.	During 1913-14.	Total to end of 1913-14.	
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
Brought forward ...Rupees.	3,63,96,371 9 2	6,98,522 10 8	3,75,94,894 3 10	41,46,791 11 7	2,10,660 13 0	43,57,962 8 7	4,19,52,2?6 12 5
SCHEMES—*continued.*							
Scheme No. 31.—"Parel Street Scheme."							
Land—							
Acquisition of Properties	37,31,376 15 10	2,02,433 14 0	39,33,810 13 10				
Brokerage, Law Charges and Sundries...	74,511 9 11	1,022 2 0	75,533 11 11				
Roads, etc.—							
Roads	68,809 3 10	5,434 0 9	74,243 4 7				
Filling in	5,326 9 2	25,266 10 8	30,593 3 10	5,77,116 10 8	29,861 0 0	4,06,977 10 8	48,52,760 0 11
Removal of Debris	38 0 0	.....	38 0 0				
Chawls—							
Sopari Bag Road	3,13,432 7 2	Cr. 113 0 6	3,13,319 6 8				
Semi-permanent Sheds	.....	17,738 0 4	17,738 0 4				
Sheds for Sweepers and Bhangis	456 3 9	49 9 4	505 13 1				
	41,93,951 1 8	2,51,831 4 7	44,45,782 6 3				
Scheme No. 32.—"East Agripáda Improvement Scheme."							
Land—							
Acquisition of Properties	.....	13,72,483 0 0	13,72,483 0 0				
Brokerge, Law Charges and Sundries	1,134 13 8	13,125 7 0	14,260 4 8				
Roads, etc.—							
Roads	.....	8,268 8 8	8,268 8 8				
Filling in	.....	7,451 4 7	7,451 4 7				
Chawls—							
Semi-permanent Sheds for Weavers	.....	3,836 15 0	3,836 15 0	10,141 14 10	68,247 0 10	78,388 15 8	15,83,113 1 5
Semi-permanent Sheds	.....	19,401 5 2	19,401 5 2				
"Improvement of Schedule D Lands."							
Roads, etc.—							
Roads	.....	12,578 0 2	12,578 0 2				
Filling in	.....	66,444 11 6	66,444 11 6				
	1,134 13 8	15,03,589 4 1	15,04,724 1 9				

Scheme No. 33.—"Bhatwádi Improvement Scheme."								
Land—								
Acquisition of Properties	2,77,854 1 4	.....	2,77,854 1 4	27,941 0 7	870 0 0	28,811 0 7	3,21,079 13 2	
Brokerage, Law Charges and Sundries	4,030 7 6	214 5 10	4,244 13 4					
Roads	9,454 15 8	714 14 3	10,169 13 11					
	2,91,339 8 6	929 4 1	2,92,268 12 7					
Scheme No. 36.—"Chunam Kiln Road Street Scheme."								
Land—								
Acquisition of Properties	1,98,819 8 0	22,662 0 0	2,21,481 8 0	21,818 0 0	1,759 0 0	23,577 0 0	2,86,111 12 7	
Brokerage, Law Charges and Sundries...	5,980 7 7	.....	5,980 7 7					
Roads	33,968 12 6	1,104 0 6	35,072 13 0					
	2,38,763 12 1	23,766 0 6	2,62,534 12 7					
Scheme No. 37.—"Crawford Market to Sandhurst Road."								
Land—								
Acquisition of Properties	7,72,258 1 2	37,40,776 10 10	45,13,034 12 0	92,743 4 4	1,35,573 0 0	2,28,316 4 4	47,74,833 1 4	
Brokerage, Law Charges and Sundries	13,317 9 7	20,164 7 5	33,482 1 0					
	7,85,575 10 9	37,60,941 2 3	45,46,516 13 0					
Scheme No. 41.—"Undria Street Improvement Scheme."								
Land—								
Brokerage, Law Charges and Sundries	.....	188 8 0	188 8 0	.....	.....	.....	188 8 0	
Scheme No. 43.—Parel Road Central Scheme	.....	.....	.....	5,000 0 0	2,000 0 0	7,000 0 0	7,000 0 0	
Sewri Road	.....	.....	.....	500 0 0	.....	500 0 0	500 0 0	
Chaupati Reclamation	1,500 0 0	.....	1,500 0 0	383 0 0	.....	383 0 0	1,883 0 0	
Cottage Scheme	.....	.....	.....	1,500 0 0	*Cr. 1,500 0 0*	.....	.....	
POLICE ACCOMMODATION SCHEMES.								
First Nágpáda Estate—Scheme No. 14—								
Construction	69,201 1 7	.....	69,201 1 7	11,020 0 5	.....	11,020 0 5	84,449 12 0	
Sundries	4,228 10 0	.....	4,228 10 0					
	73,429 11 7	.....	73,429 11 7					
Carried over ...Rupees.	4,24,82,071 3 5	62,39,768 2 2	4,87,21,839 5 7	46,94,865 10 5	4,47,470 13 10	51,42,336 8 3	5,38,64,175 13 10	

Works.	Expenditure on Works.			Proportionate Cost of Management and Establishment.			Grand Total to end of 1913-14.
	To end of 31st March 1913.	During 1913-14.	Total to end of 1913-14.	To end of 31st March 1913.	During 1913-14.	Total to end of 1913-14.	
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
Brought forward ...Rupees.	4,24,82,071 3 5	62,39,768 2 2	4,87,21,839 5 7	46,94,865 10 5	4,17,470 13 10	51,42,336 8 3	5,38,64,175 13 10
POLICE ACCOMMODATION SCHEMES—*continued.*							
Wodehouse Road Estate—Scheme No. 16—							
Land—							
Acquisition of Properties	76,302 0 0	.....	76,302 0 0				
Works—				39,087 7 9	.....	39,087 7 9	3,22,666 15 1
Construction	2,02,131 8 1	.....	2,02,131 8 1				
Sundries	5,145 15 3	.....	5,145 15 3				
	2,83,579 7 4	.....	2,83,579 7 4				
Duncan Road—Scheme No. 17—							
Land—							
Acquisition of Properties	39,281 12 4	.....	39,281 12 4				
Works—				7,582 3 4	.....	7,582 3 4	58,980 10 6
Construction	10,986 13 11	.....	10,986 13 11				
Sundries	1,129 12 11	.....	1,129 12 11				
	51,398 7 2	.....	51,398 7 2				
Shepherd Road—Scheme No. 18—							
Land—							
Acquisition of Properties	15,173 4 3	.....	15,173 4 3				
Works—				4,270 4 9	.....	4,270 4 9	36,223 9 8
Construction	14,866 14 4	.....	14,866 14 4				
Sundries	1,913 2 4	.....	1,913 2 4				
	31,953 4 11	.....	31,953 4 11				

Agripádá Estate—Scheme No. 19—							
Land—							
Acquisition of Properties...	44,876 0 0	... ...	44,876 0 0	24,100 6 5	...	24,100 6 5	1,79,119 10 8
Works—							
Construction	1,00,831 13 3	... ...	1,00,831 13 3				
Sundries	9,311 7 0	... ...	9,311 7 0				
	1,55,019 4 3	... ...	1,55,019 4 3				
Connaught Road Estate—Scheme No. 23—							
Land—							
Acquisition of Properties...	13,409 0 0	... ...	13,409 0 0	10,546 12 11	... ...	10,546 12 11	79,495 9 11
Works—							
Construction	54,917 13 8	... ...	54,917 13 8				
Sundries	621 15 4	... ...	621 15 4				
	68,948 13 0	... ..	68,948 13 0				
Princess Street Estate—Scheme No. 24—							
Land—							
Acquisition of Properties...	1,51,413 0 0	... ...	1,51,413 0 0	19,783 14 5	... ...	19,783 14 5	2,65,953 6 10
Works—							
Construction	92,747 5 11	... ...	92,747 5 11				
Sundries	2,009 2 6	—	2,009 2 6				
	2,46,169 8 5	... ..	2,46,169 8 5				
Gamdevi Estate—Scheme No. 25—							
Sundries	274 10 8	316 9 0	591 3 8	32 13 5	... ...	32 13 5	624 1 1
Lamington Road—Scheme No. 34—							
Sundries	228 0 0	... ...	228 0 0	51 0 0	... ...	51 0 0	279 0 0
Falkland Road—Scheme No. 35—							
Sundries	208 1 8	... ...	208 1 8	43 8 2	... ...	43 8 2	251 9 10
Parel Road—Scheme No. 39—							
Sundries	779 13 10	...	779 13 10	14 0 0	.. ...	14 0 0	793 13 10
Carried over ...Rupees	4,33,20,630 10 8	62,40,084 11 2	4,95,60,715 5 10	48,00,378 1 7	4,47,470 13 10	52,47,848 15 5	5,48,08,564 5 3

Works.	Expenditure on Works.			Proportionate Cost of Management and Establishment.			Grand Total to end of 1913-14.
	To end of 31st March 1913.	During 1913-14.	Total to end of 1913-14.	To end of 31st March 1913.	During 1913-14.	Total to end of 1913-14.	
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
Brought forward ...Rupees.	4,33,20,630 10 8	62,40,084 11 2	4,95,60,715 5 10	48,00,378 1 7	4,47,470 13 10	52,47,848 15 5	5,48,08,564 5 3
Mill Companys' Chawl Schemes.							
Scheme No. 42—Spring Mills—							
Land—							
Brokerage, Law Charges and Sundries	.....	155 12 0	155 12 0	.....	2,000 0 0	2,000 0 0	2,155 12 0
Kohinoor Mills	.....	.....	.....	.....	1,500 0 0	1,500 0 0	1,500 0 0
Surveys of the Island of Bombay.							
Survey of the North of the Island of Bombay	88,536 4 0	—73 0 0	88,463 4 0	18,409 5 11	.....	18,409 5 11	1,06,872 9 11
Administrative Offices.							
Construction	3,03,847 8 5	.....	3,03,847 8 5	13,034 0 0	.....	13,034 0 0	3,20,455 8 5
Additional Storey	3,574 0 0	.....	3,574 0 0				
	3,07,421 8 5	.....	3,07,421 8 5				
Store-yard at Agripada—							
Construction	4,258 13 8	.....	4,258 13 8	777 7 10	.....	777 7 10	5,036 5 6
Central Stores at the back of Frere Fletcher School—							
Construction	12,896 6 2	.....	12,896 6 2	2,759 15 6	.....	2,759 15 6	15,656 5 8
Grand Total ...Rupees.	4,37,33,743 10 11	62,40,167 7 2	4,99,73,911 2 1	48,35,358 14 10	4,50,970 13 10	52,86,329 12 8	5,52,60,240 14 9

Examined and found correct.

F. L. SILVA,
Assistant Examiner of Local Fund Accounts. } Auditor.
Bombay, 19th September 1914.

G. W. HATCH,
Chairman.

C. M. CORREA,
Secretary and Chief Accountant.
Secretary's Office, Bombay, 18th September 1914.

APPENDIX III.

General Account.

Revenue.

Budget Estimate for the year 1913-1914.	Statement of Receipts.	Actual receipts for the year ending 31st March 1914.					
Rs.	Rents and other Proceeds of Properties.	Rs.	a.	p.	Rs.	a.	p.
	1—*Schedule C.*						
37,963	The Flats	39,483	5	1			
10	„ Kennedy Sea Face	10	0	0			
617	„ Cooperage Plot	620	14	4			
35,134	„ Marine Lines Estate	34,670	9	0			
30,005	„ Wellington Lines Plot	30,005	5	11			
33,557	„ Wodehouse Road Plot	33,367	5	9			
1,463	„ Plot south of old Town Barracks	1,462	8	0			
69,402	„ Hornby Road Plot	69,513	14	3			
13,943	„ Plot south of Crawford Market	13,943	1	9			
8,233	„ Plot north of Municipal Offices	8,232	15	0			
27,964	„ Chowpátty Estate	25,301	5	2			
8,149	„ Parel Estate	9,124	4	0			
2,66,440					2,65,735	8	3
	2—*Schedule D.*						
4,298	The Connaught Road Estate	4,025	7	7			
37,175	„ Agripáda Estate	46,800	10	4			
2,198	„ Lands at Mátunga	2,010	1	1			
43,671					52,836	3	0
	3—*Schedule E.*						
1,03,103	Colába Reclamation (Scheme 7)	.....			1,03,975	0	4
	4—*Schedule F.*						
204	Lands leased by Government	.....			204	4	4
	5—*Other Lands and Buildings vesting in the Board.*						
	Schemes.						
37,786	Scheme No. 1 (First Nágpáda)	36,815	0	9			
3,07,720	„ No. 2 (Princess Street)	2,99,265	2	8			
2,24,540	„ No. 3 (Sandhurst Road	2,39,787	4	4			
34,892	„ No. 4 (Gamdevi)	35,740	0	11			
45,000	„ No. 5 (Dadar-Matunga)	25,060	10	9			
	„ No. 6 (Sion-Matunga)	21,015	12	5			
55,115	„ No. 8 (Mandvi-Koliwada)	55,293	14	3			
100	„ No. 13 (Souter Street Extension, Eastwards) ...	133	8	11			
43,360	„ No. 27 (Mathew Road)	44,049	5	5			
3,10,004	„ No. 29 (Nowrojee Hill)	3,15,201	2	7			
200	„ No. 30 (Souter Street Extension, Westwards) ...	189	10	4			
84,979	„ No. 31 (Parel)	84,562	11	2			
25,000	„ No. 32 (East Agripáda)	30,015	14	2			
3,230	„ No. 33 (Bhatwadi)	3,710	3	2			
50	„ No. 36 (Lamington Road)	78	7	8			
1,90,000	„ No. 37 (Sydenham Road)	1,83,269	4	4			
13,61,976					13,74,188	1	10
	Chawls.						
	(*a*) Permanent.						
12,800	Scheme No. 1, Agripáda, 4 blocks	10,393	12	3			
34,477	„ No. 1, „ 12 blocks	31,997	13	3			
6,976	„ No. 1, Nagpada, 2 blocks	7,206	8	0			
39,700	„ No. 2, Chandanwádi	39,649	3	5			
3,800	„ No. 2, Princess Street	3,835	0	0			
43,581	„ No. 3, Imámwáda	43,731	14	5			
18,674	„ No. 3, Additional Chawls at Agripáda, (6 blocks) ...	16,961	12	0			
6,900	„ No. 3, Chawls at Nágpáda, (1 block)	6,458	12	0			
37,245	„ No. 8, Mandvi Koliwada	37,480	0	4			
18,500	„ No. 31, Supáribág Chawls	18,559	0	0			
2,22,653	Total Carried over ...	2,16,273	11	8			
17,75,394		.....			17,96,939	1	9

Budget Estimate for the year 1913-1914.	Statement of Receipts.	Actual Receipts for the year ending 31st March 1914.	
Rs.		Rs. a. p.	Rs. a. p.
17,75,394	Brought forward ...	.....	17,96,939 1 9
2,22,658		2,16,273 11 8	
	RENTS AND OTHER PROCEEDS OF PROPERTIES—*continued.*		
	Chawls—continued.		
	(*b*) Semi-permanent.		
.....	Scheme No. 3, Temporary Sheds at Agripáda	—14 8 0	
7,600	„ No 3, Charni Road and Chowpati	7,732 8 0	
81	„ No. 6, Sion, Matunga	65 0 0	
7,600	„ No. 8, Paltan Road	7,718 8 0	
600	„ No. 32, East Agripada	697 8 0	
2,38,634			2,32,472 11 3
	Police Schemes.		
8,094	Scheme No. 14 (Nágpáda)	8,094 0 0	
15,747	Scheme No. 16 (Wodehouse Road)	15,747 0 0	
2,910	Scheme No. 17 (Duncan Road)	2,910 0 0	
1,781	Scheme No. 18 (Shepherd Road)	1,781 0 0	
9,414	Scheme No. 19 (Agripáda)	9,414 0 0	
4,219	Scheme No. 23 (Connaught Road)	4,219 0 0	
13,145	Scheme No. 24 (Princess Street)	13,145 0 0	
55,310			55,310 0 0
20,69,238	Total, Revenue from Estates ...	.....	20,84,721 13 5
	5.—*Receipts from Municipality.*		
	Refund of Municipal Taxes— Rs. a. p.		
	Schedule C (Government Lands)... ... 3,995 12 0		
	„ D (Municipal Lands) 952 10 1		
		4,948 6 1	
	Schemes.		
	Scheme 1 (First Nágpáda) 3 6 9		
	„ 2 (Princess Street) 4,451 7 10		
	„ 3 (Sandhurst Road) 8,545 12 8		
	„ 4 (Gamdevi) 199 13 1		
	„ 5 (Dadar-Matunga) 2,108 9 11		
	„ 6 (Sion-Matunga) 366 15 1		
	„ 8 (Mandvi-Koliwada) 2,489 2 3		
	„ 13 (Souter Street Extension, Eastwards) 18 15 1		
	„ 27 (Mathew Road) 334 0 6		
	„ 29 (Novrojee Hill) 5,691 4 0		
	„ 30 (Souter Street Extension, Westwards) 19 10 5		
	„ 31 (Parel) 3,005 3 1		
41,554	„ 32 (East Agripada) 105 6 5		
	„ 33 (Bhatwadi) 499 3 9		
	„ 36 (Lamington Road) 7 0 10		
	„ 37 (Sydenham Road) 203 11 3		
		28,049 10 11	
	Police Schemes.		
	Scheme 14 (Nágpáda) 1,281 12 0		
	„ 16 (Wodehouse Road) 3,391 3 0		
	„ 17 (Duncan Road) 410 0 10		
	„ 18 (Shepherd Road) 205 5 2		
	„ 19 (Agripada) 1,016 3 8		
	„ 23 (Connaught Road) 591 0 10		
	„ 24 (Princess Street) 1,257 5 8		
		8,252 15 2	
	Chawls.		
	Scheme 8, Paltan Road Huts	57 1 0	
			41,308 1 2
21,10,792	Total, Land Revenue ...	.....	21,26,029 14 7
9,32,094	Contribution from Municipal Funds under section 72 of Act—	.....	9,32,093 10 11
30,42,886	Carried over ...	.....	30,58,123 9 6

Budget Estimate for the year 1913-1914.	Statement of Receipts.			Actual receipts for the year ending 31st March 1914.	
Rs.				Rs. a. p.	Rs. a. p.
30,42,886		Brough forward ...		.....	30,58,123 9 6
	6.—*Miscellaneous.*				
		Rs. a. p.			
2,44,025	Interest on Investments	59,405 8 0			
	Interest on Temporary Investment of Cash Balances	1,94,104 2 4		2,53,509 10 4	
4	Unclaimed Wages Account (Revenue)	...	...	2,010 12 7	
2,583	Receipts from hire of Steam Rollers ...	...	...	2,513 5 3	
2,46,612		Total, Miscellaneous ...		.....	2,58,033 12 2
32,89,498		Grand Total ...		.....	33,16,157 5 8

G. W. HATCH,
Chairman.
C. M. CORREA,
Secretary and Chief Accountant.
Secretary's Office, Bombay, 18th September 1914.

Examined and found correct.
F. L. SILVA,
Assistant Examiner of Local Fund Accounts, } Auditor.
Bombay, 19th September 1914.

APPENDIX IV.

General Account.

Expenditure.

Budget Estimate for the year 1913-1914.	Statement of Charges.	Actual Expenditure for the year ending 31st March 1914.	
Rs.		Rs. a. p.	Rs. a. p.
	Maintenance of Properties.		
	1—Schedule C.		
4,265	The Flats	4,643 5 3	
472	„ Cooperage Plot	507 2 1	
558	„ Marine Lines Estate	582 2 8	
1,400	„ Wellington Lines Plot	1,164 9 7	
.....	„ Wodehouse Road Plot	0 7 0	
.....	„ Hornby Road Plot	0 10 0	
501	„ Chaupáti Estate	533 1 1	
1,138	„ Parel Estate	860 11 6	
.....	*Proportionate Cost of Establishment under section 77 of Act* ...	*4,564 0 0*	
8,334			12,856 1 2
	2—Schedule D.		
.....	The Connaught Road Estate	0 8 0	
266	„ Agripáda Estate	277 3 11	
12	„ Lands at Mátunga	11 15 0	
.....	*Proportionate Cost of Establishment under section 77 of Act* ...	*847 0 0*	
278			1,136 10 11
	3—Schedule E.		
13	The Foreshores (Colába, Wálkeshwar and Mahálaxmi) ...	13 1 3	
1,799	Colába Reclamation (Scheme No. 7)	1,730 13 6	
.....	*Proportionate Cost of Establishment under section 77 of Act* ...	*1,346 0 0*	
1,812			3,089 14 9
	4—Schedule F.		
.....	*Proportionate Cost of Establishment under section 77 of Act* ...	.....	*2 0 0*
	5—Other Lands and Buildings vested in the Board.		
	(a) Schemes.		
396	The Scheme No. 1 (First Nágpáda)	347 2 0	
2,116	„ „ No. 2 (Princess Street)	1,742 11 6	
6,290	„ „ No. 3 (Sandhurst Road)	5,039 2 5	
420	„ „ No. 4 (Gámdevi Estate)	447 5 9	
1,073	„ „ No. 5 (Dádar-Matunga)	924 6 9	
1,883	„ „ No. 6 (Sion-Matunga)	1,171 7 9	
1,324	„ „ No. 8 (Mándvi-Kolíwáda)	821 1 6	
.....	„ „ No. 13 (Souter Street Extension, Eastwards) ...	.....	
174	„ „ No. 27 (Mathew Road)	187 10 9	
22,489	„ „ No. 29 (Nowrojee Hill)	22,152 1 6	
1	„ „ No. 30 (Souter Street Extension, Westwards) ...	0 15 0	
4,269	„ „ No. 31 (Parel)	5,148 8 1	
2,020	„ „ No. 32 (East Agripáda)	2,979 7 4	
352	„ „ No. 33 (Bhatwádi)	365 2 2	
2	„ „ No. 36 (Lamington Road)	1 1	
7,080	„ „ No. 37 (Sydenham Road)	9,012 11 2	
49,869	Carried over Total (*a*) ...	50,740 14 8	
10,424	Carried over ...	.....	17,084 10 10

Budget Estimate for the year 1913-1914.	Statement of Charges.	Actual Expenditure for the year ending 31st March 1914.	
Rs.		Rs. a. p.	Rs. a. p.
10,424	Brought forward ...	.....	17,034 10 10
49,869	MAINTENANCE OF PROPERTIES—*continued.*	50,740 14 8	
	5.—Other Lands and Buildings vested in the Board.—contd.		
	(b) Chawls, Permanent.		
1,845	The Scheme No. 1 (Agripáda, 4 blocks)	2,301 13 9	
5,398	„ „ „ 1 („ 12 blocks)	5,368 3 1	
907	„ „ „ 1 (Nágpáda, 2 blocks) ...	893 11 9	
3,869	„ „ „ 2 (Chandanwádi)	3,799 10 11	
564	„ „ „ 2 (Princess Street)	593 9 0	
4,914	„ „ „ 3 (Imámwáda)	3,869 14 3	
2,430	„ „ „ 3 (Agripáda, 6 blocks)	2,356 0 11	
571	„ „ „ 3 (Nágpáda, 1 block)	545 7 0	
1,887	„ „ „ 8 (Mándvi-Koliwáda)	1,809 12 3	
1,952	„ „ „ 31 (Supáribág Road)	1,827 7 5	
24,337	Total (*b*) ...	23,365 10 4	
	(c) Chawls, Semi-permanent.		
985	The Scheme No. 3 (Charni Road and Chaupáti)	982 0 6	
3,106	„ „ „ 8 (Paltan Road)	3,022 3 4	
4,091	Total (*c*) ...	4,004 3 10	
78,297	Total (*a*), (*b*) and (*c*) ...	76,110 12 10	
.....	*Proportionate Cost of Establishment under section 77* of Act on (a), (b) and (c)*	*48,848 9 1*	1,26,959 5 11
54,948	Cost of Establishment chargeable to General Account under section 77 of Act*	.....	.....
	6.—Maintenance of Streets.		
988	Schedule C (Government Lands)	646 7 7	
1,906	„ D (Municipal Lands)	1,003 3 0	
...	Scheme No. 1 (First Nágpáda)	.....	
1,300	„ No. 2 (Princess Street)	1,005 10 11	
2,281	„ No. 3 (Sandhurst Road)	2,332 2 7	
2,540	„ No. 4 (Gámdevi)	2,562 1 9	
1,351	„ No. 5 (Dádar-Matunga)	1,507 3 3	
702	„ No. 6 (Sion-Matunga)	586 13 0	
1,259	„ No. 8 (Mándvi-Koliwáda)	881 8 2	
545	„ No. 13 (Souter Street Extension, Eastwards) ...	514 12 4	
318	„ No. 27 (Mathew Road)	299 1 6	
2,000	„ No. 29 (Nowrojee Hill)	2,063 7 5	
3,536	„ No. 31 (Parel)	3,369 11 8	
499	„ No. 33 (Bhatwádi)	501 12 4	
470	„ No. 36 (Lamington Road)	449 6 7	
14	„ No. 37 (Sydenham Road)	.....	
19,709			17,824 6 1
1,63,378	Total, Expenditure on Estates ...	.....	1,61,868 6 10
	7.—Municipal Rates and Taxes.		
	Rs. a. p.		
	Schedule C (Government Lands) ... 7,719 13 6		
	„ D (Municipal Lands) 1,093 3 11		
	„ E (Colába Reclamation) ... 1 4 0	8,849 5 5	
	Other lands and buildings—		
	(a) Schemes.		
	Scheme No. 1 (First Nágpáda) ... 14 0 0		
	„ No. 2 (Princess Street) ... 4,589 2 10		
	„ No. 3 (Sandhurst Road) ... 17,895 10 1		
	„ No. 4 (Gámdevi) 272 15 4		
	„ No. 5 (Dádar-Matung) 4,020 6 9		
	„ No. 6 (Sion-Matunga) ... 2,980 10 10		
	„ No. 8 (Mándvi-Koliwáda) ... 2,817 4 0		
	„ No. 13 (Souter Street Extension, Eastward) 20 1 4		
	„ No. 27 (Mathew Road) ... 405 10 5		
	„ No. 29 (Nowrojee Hill) ... 41,603 1 5		
	„ No. 30 (Souter Street Extension, Westwards) 26 4 6		
	„ No. 31 (Parel) 13,858 12 7		
	„ No. 32 (East Agripáda) ... 3,419 10 10		
	„ No. 33 (Bhatwádi) 471 1 10		
	„ No. 36 (Lamington Road) ... 16 0 0		
	„ No. 37 (Sydenham Road) ... 23,504 10 11		
	Carried over Total (*a*) ... 1,15,895 7 8		
1,63,378	Carried over ...	8,849 5 5	1,61,868 6 10

* Distributed over items Nos. 1 to 5 shown in italics.

Budget Estimate for the year 1913-1914.	Statement of Charges.				Actual Expenditure for the year ending 31st March 1914.	
Rs. 1,63,378	Brought forward ...				Rs. a. p. 8,849 5 5	Rs. a. p. 1,61,868 6 10
	MAINTENANCE OF PROPERTIES—*continued.*					
	Municipal Rates and Taxes—continued.					
	Brought forward Total (*a*) Rs.		1,15,895	7 8		
	CHAWLS.					
	(*b*) *Permanent.*					
			Rs.	a. p.		
	Scheme No. 1 (Agripáda, 4 blocks) ...		1,606	6 6		
	„ No. 1 („ 12 blocks) ...		4,750	3 6		
	„ No. 1 (Nágpáda, 2 blocks) ...		843	13 0		
	„ No. 2 (Chandanwádi) ...		4,496	0 6		
	„ No. 2 (Princess Street) ...		468	10 0		
	„ No. 3 (Imámwáda)		5,316	10 8		
	„ No. 3 (Six additional blocks at Agripáda)		2,321	8 10		
	„ No. 3 (One block at Nágpáda) ...		843	1 6		
	„ No. 8 (Mándvi-Koliwáda) ...		4,579	2 10		
	„ No. 31 (Supáribág Road) ...		2,281	6 0		
	Total (*b*) ...		28,006	15 4		
	(*c*) *Semi-permanent.*					
1,68,477	Scheme No. 3 (Charni Road and Chawpáti) .		1,240	1 3		
	„ No. 8 (Paltan Road)		889	14 4		
	„ No. 32 (East Agripáda)		95	2 0		
	Total (*c*) ...		2,225	1 7		
	Total (*a*), (*b*) *and* (*c*) ...				1,46,127 8 7	
	Police Schemes.					
	Scheme No. 14 (First Nágpáda) ...		1,381	12 0		
	„ No. 16 (Wodehouse Road) ...		3,391	3 0		
	„ No. 17 (Duncan Road) ...		410	0 10		
	„ No 18 (Shepherd Road) ...		205	5 2		
	„ No. 19 (Agripáda)		1,016	3 8		
	„ No. 23 (Connaught Road) ...		591	0 10		
	„ No. 24 (Princess Street) ...		1,257	5 8		
					8,252 15 2	
						1,63,229 13 2
	8.—*Interest payable under section 68 (1) of Act IV of 1898.*					
54,644	To Government				54,644 1 5	
27,668	„ the Corporation				27,667 9 5	
						82,311 10 10
82,312						
4,14,167	Grand Total Expenditure on Estates ...				.....	4,07,409 14 10
	9.—*Interest and Sinking Fund Charges.*					
2,41,698	Sinking Fund (Loans of 1899, 1901 to 1910 and 1912) ...				2,41,697 1 0	
19,06,975	Interest on Debenture Loans (Loans of 1899, 1901 to 1910, 1912 and 1913)				18,99,702 8 2	
21,48,673	Total, Interest and Sinking Fund Charges ...					21,41,399 9 2
	10—*Miscellaneous.*					
18,302	Maintenance of Tools and Plant				20,319 8 3	
.....	Unclaimed Wages (Revenue paid)				1,086 8 9	
	Commission Account—		Rs.	a. p.		
	Bank of Bombay Security Account ...		3,023	8 6		
9,975	„ „ Loan Account		5,549	1 0		
	Bank of Bengal „		500	0 0		
	Chartered Bank „		673	7 1		
					9,749 0 7	
28,277	Total Miscellaneous ...				.....	31,155 1 7
25,91,117	Grand Total Rs. ...				.....	25,79,964 9 7

G. W. HATCH,
Chairman.

C. M. CORREA,
Secretary and Chief Accountant.

Secretary's Office, Bombay, 18th September 1914.

Examined and found correct.

F. L. SILVA,
Assistant Examiner of Local Fund Accounts. } Auditor.

Bombay, 19th September 1914.

APPENDIX V.

Account of Balances under General Account as per Section 79 (3) of Act IV of 1898

1899.								
March 31st—By Balance	*Cr.*	Rs.	1,80,067	0	0			
1900.								
March 31st—By Balance	*Cr.*	Rs.	1,07,554	10	7			
1901.								
March 31st—By Balance	*Cr.*	Rs.	4,60,106	5	5			
1902.								
March 31st—By Balance	*Cr.*	Rs.	4,41,258	2	5			
1903.								
March 31st—By Balance	*Cr.*	Rs.	5,22,307	12	9			
1904.								
March 31st—By Balance	*Cr.*	Rs.	1,81,486	10	2			
1905.								
March 31st—By Balance	*Cr.*	Rs.	67,141	9	4			
1906.								
March 31st—By Balance	*Cr.*	Rs.	1,20,396	1	9			
						Rs.	20,80,318	4 5
1907.								
March 31st—To Balance	*Dr.*	Rs.	56,081	4	2			
1908.								
March 31st—To Balance	*Dr.*	Rs.	1,22,781	3	10			
1909.								
March 31st—To Balance	*Dr.*	Rs.	1,25,306	10	10			
						Rs.	3,04,169	2 10
						Rs.	17,76,149	1 7
1910.								
March 31st—By Balance	*Cr.*	Rs.	52,615	1	3			
1911.								
March 31st—By Balance	*Cr.*	Rs.	1,60,364	0	2			
1912.								
March 31st—By Balance	*Cr.*	Rs.	2,93,216	12	1			
1913.								
March 31st—By Balance	*Cr.*	Rs.	4,95,947	10	11			
1914.								
March 31st—By Balance	*Cr.*	Rs.	7,36,192	12	1			
						Rs.	17,88,336	4 6
					Net credit	Rs.	35,14,485	6 1

G. W. HATCH,
Chairman.

C. M. CORREA,
Secretary and Chief Accountant.

Secretary's Office, Bombay, 18th September 1914.

Examined and found correct.

F. L. SILVA,
Assistant Examiner of Local Fund Accounts. } Auditor.

Bombay, 19th September 1914.

APPENDIX

Sinking Fund

Description of Loan.	Year of Loan.	Date of issue of Loan.	Date of redemption of Loan.	Currency of Loan.	Amount raised.	Average rate of issue.	½ yearly interest payable.	Basis.
						Rs. a. p.	Rs.	Per cent.
Debenture Loan ...	1899	1st November 1899.	1st November 1959.	60 years.	50 lákhs.	96 0 0	1,00,000	4
Do. ...	1901	6th September 1901.	6th September 1961.	„	30 „	95 4 0	60,000	4
Do. ...	1902	15th July 1902.	15th July 1962.	„	30 „	98 2 0·6	60,000	4
Do. ...	1903	20th August 1903.	20th August 1963.	„	60 „	100 4 0	1,20,000	4
Do. ...	1904	7th September 1904.	7th September 1964.	„	50 „	102 5 9·438	1,00,000	4
Do. ...	1905	12th September 1905.	12th September 1965.	„	30 „	103 10 2·75	60,000	4
Do. ...	1906	2nd October 1906.	2nd October 1966.	„	20 „	100 15 9	40,000	3
Do. ...	1907	24th September 1907.	24th September 1967.	„	15 „	98 4 1·671	30,000	3
Do. ...	1208	8th September 1908.	8th September 1968.	„	30 „	96 4 6·914	60,000	3
Sterling Loan ...	1909	1st July 1909.	1st July 1969.	„	84,99,000*	95 12 0	1,69,980	3
Do. ...	1910	1st July 1910.	1st July 1970.	„	49,95,000†	99 0 0	99,900	3
Debenture Loan ...	1912	28th August 1912.	28th August 1972.	„	25 lákhs.	101 12 8	50,000	3
Do. ...	1913	26th August 1913.	26th August 1973.	„	18 „	100 15 7·263	36,000	3
Total ...	...	.....	.....	.....	4,92,94,000	98 11 9	9,85,880	...

*(£566,600 @ 1s. 4*d.*)
†(£333,000 @ 1s. 4*d.*)

Examined and found correct.

F. L. SILVA,
Assistant Examiner of Local Fund Accounts. } Auditor.

Bombay, 19th September 1914.

VI.

Statement.

Sinking Fund.									
Amount payable ½ yearly.	Total amount paid to date.	Interest accrued to date.	Total amount, including interest.	Cost of Investment.	Nominal value of Investment in Municipal Debentures.	Nominal value of Investment in Port Trust Debentures.	Nominal value of Investment in Improvement Trust Debentures.	Total to date.	+ or − balances under Sinking Fund.
Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs.	Rs.	Rs.	Rs.	Rs. a. p.	Rs. a. p.
(a) 10,564 0 0	2,90,608 0 0	98,591 4 6	3,89,199 4 5	3,89,086 0 4	1,19,500	...	2,72,500	3,92,000 0 0	+113 4 1
6,280 0 0	1,50,720 0 0	40,993 5 7	1,91,713 5 7	1,91,840 12 2	43,000	6,500	1,43,000	1,92,500 0 0	−127 6 7
6,280 0 0	1,38,160 0 0	33,123 14 10	1,71,283 14 10	1,71,478 8 6	26,000	6,500	1,39,000	1,71,500 0 0	−194 9 8
12,560 0 0	2,51,200 0 0	53,122 8 3	3,04,322 8 3	3,04,495 9 1	16,500	12,500	2,74,000	3,03,000 0 0	−172 15 10
(b) 10,493 0 0	1,87,609 0 0	34,720 14 3	2,22,329 14 3	2,22,157 10 7	2,500	10,500	2,08,000	2,21,000 0 0	+172 8 8
6,280 0 0	1,00,490 0 0	16,390 12 9	1,16,870 12 9	1,16,708 13 8	1,500	6,000	1,09,000	1,16,500 0 0	+161 15 1
(c) 6,148 0 8	85,961 9 4	12,001 11 3	97,963 4 7	97,898 6 3	1,000	6,000	91,000	98,000 0 0	+64 14 4
4,609 9 10	55,315 6 0	6,449 7 8	61,764 13 8	61,585 4 1	1,000	4,500	56,000	61,500 0 0	+179 9 7
9,219 5 8	92,193 8 8	8,569 5 7	1,00,762 14 3	1,00,607 10 11	500	9,000	90,500	1,00,000 0 0	+155 3 4
25,654 4 0	2,30,888 4 0	18,695 2 4	2,49,583 6 4	2,49,546 6 7	1,500	25,000	2,20,500	2,47,000 0 0	+36 15 9
15,077 8 4	1,05,542 10 4	6,164 3 3	1,11,706 13 7	1,11,794 9 7	500	15,000	94,500	1,10,000 0 0	−87 12 0
7,682 12 0	15,365 8 0	132 13 6	15,498 5 6	15,448 15 2	...	...	15,500	15,500 0 0	+49 6 4
5,531 8 7	.....	.....	.....	.....	...	...	.....	.....	.....
1,26,380 1 1	17,04,043 14 4	3,28,955 6 8	20,32,999 5 0	20,32,648 8 11	2,13,500	1,01,500	17,13,500	20,28,500 0 0	+350 12 1

(a) Rs. 10,240-0-0 up to 14th May 1908. (b) Rs. 10,240-0-0 up to 14th January 1908. (c) Rs. 6,037-0-8 up to 31st December 1907.

G. W. HATCH,
Chairman.

C. M. CORREA,
Secretary and Chief Accountant.

Secretary's Office, Bombay, 18th September 1914.

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Map

OF THE

ISLAND OF BOMBAY

CONSTRUCTED ON REDUCTION

FROM COLONEL LAUGHTON'S MAP OF 1872.

CORRECTED UP TO

1912.

SCALE 2400 FEET TO AN INCH.

REFERENCES

GREEN	AREAS IN RESPECT OF WHICH OFFICIAL REPRESENTATIONS HAVE BEEN MADE BY THE MUNICIPAL COMMISSIONER.
BLUE	AREAS VESTED IN THE TRUST.
YELLOW	RECLAMATION SCHEME.
BROWN	SCHEMES IN PROGRESS OR PROPOSED.
● P.	POLICE ACCOMMODATION.

J. Watson

A.M.I.C.E.,

TRUST ENGINEER.